City of Palm Coast, Florida
Agenda Item

Agenda Date: October 20, 2026

Agenda Item:
H.5

Department STORMWATER AND ENGINEERING **Division** CONSTRUCTION MGT AND ENGINEERING	**Amount** $37,052,889.00 **Org/Account #** 43000099-063000-59005

Subject: RESOLUTION 2026-XX APPROVING PROJECT EXPENSES INCLUDING A GUARANTEED MAXIMUM PRICE CONTRACT AMENDMENT FOR PHASE 1C, CONSTRUCTION ADMINISTRATION SERVICES, AND A PROJECT CONTINGENCY FOR THE MAINTENANCE OPERATION CENTER PROJECT

Presenter: **Eric Gebo**

Attachments:

1. Presentation
2. Resolution
3. GMP Amendment Proposal

Background:

UPDATED BACKGROUND FROM THE OCTOBER 6, 2026, BUSINESS MEETING:
This item was tabled from the October 6, 2026, Business Meeting to the October 20, 2026, Business Meeting. No changes have been made to the item.

ORIGINAL BACKGROUND FROM THE OCTOBER 6, 2026, BUSINESS MEETING:
The previously approved Master Plan for the Maintenance Operations Center consolidates Public Works, Utility and Stormwater & Engineering into a single location. This plan is designed to meet the long-range needs of the city by providing areas on the site for future expansion of parking and buildings.

On October 15, 2024, City Council approved Phase 1 of the MOC, currently under construction, which involves the site development of the southern portion of the parcel, which includes the clearing of the site, construction of site utilities, stormwater system, technology infrastructure, grading and pavement base materials, site lighting and FPL / TECO service connections.

October 21, 2025, City Council approved a guaranteed maximum price contract amendment for Phase 1B further site development, Peavy Grade Improvements, and construction of the fuel depot.

This item is to approve Project Expenses of $41,400,496.89 for the Maintenance Operations Center Project. This item is to request approval of the Guaranteed Maximum Price Contract Amendment for Phase 1C Construction of the fleet maintenance building and wash buildings with Gilbane Building Company in the

amount of $37,050,539, A change order with Pond & Company for construction administration services associated with Phase 1C in the amount of $474,885.11, and additional expenses & project contingency in the amount of $3,875,072.78 to include but not limited to related fees, permit costs, phase 2 wetland mitigation costs, city and IT purchased furniture, fixtures, and equipment items, and unforeseen items.

Any balance of the Approved Project Expenses is authorized to be utilized to Advance Phase 2 of the project for items including but not limited to the preparation of Phase 2 Design Construction Documents and Construction of an internal entrance drive north to Matanzas Woods Pkwy.

This project is funded from the approved Fiscal Year 2027 Capital Improvements Budget and the Five-Year Capital Improvement Plan budget that was approved by Council on September 23, 2026.

Source of Funds Worksheet FY 27
Original Budget: $23,850,000.00
Total Expended/Encumbered to Date: $2,499,503.11
Pending Work Orders. Contracts: $0.00
Current (WO/Contract): $21,350,496,89
Balance: $0

Source of Funds Worksheet FY 28
Original Budget: $20,050,000.00
Total Expended/Encumbered to Date: $ 0
Pending Work Orders. Contracts: $0.00
Current (WO/Contract): $20,050,000.00
Balance: $0

Recommended Action:
ADOPT RESOLUTION 2026-XX APPROVING PROJECT EXPENSES INCLUDING A GUARANTEED MAXIMUM PRICE CONTRACT AMENDMENT FOR PHASE 1C, CONSTRUCTION ADMINISTRATION SERVICES, AND A PROJECT CONTINGENCY FOR THE MAINTENANCE OPERATION CENTER PROJECT

City of Palm Coast Maintenance Operations Center Project Update & Project Expense Approval

Presenting:
Carl Cote, Director of Stormwater & Engineering

Maintenance Operations Center
Strategic Action Plan

Completed Actions

- ☑ Master Plan
- ☑ Contracted for Design Services
- ☑ Contracted for Construction Management Services
- ☑ Acquired Property
- ☑ Obtained Clearing and Stockpile Permit
- ☑ Site Clearing & Stockpile of Fill Material
- ☑ Site Infrastructure (Fleet, Fuel & Wash Facilities)
- ☑ Fuel Depot Construction
- ☐ Fleet Facility Construction

Ensure that the Maintenance and Operations Facility is top priority facility project and commence with initial improvements based on Capital Improvement Plan timeline.

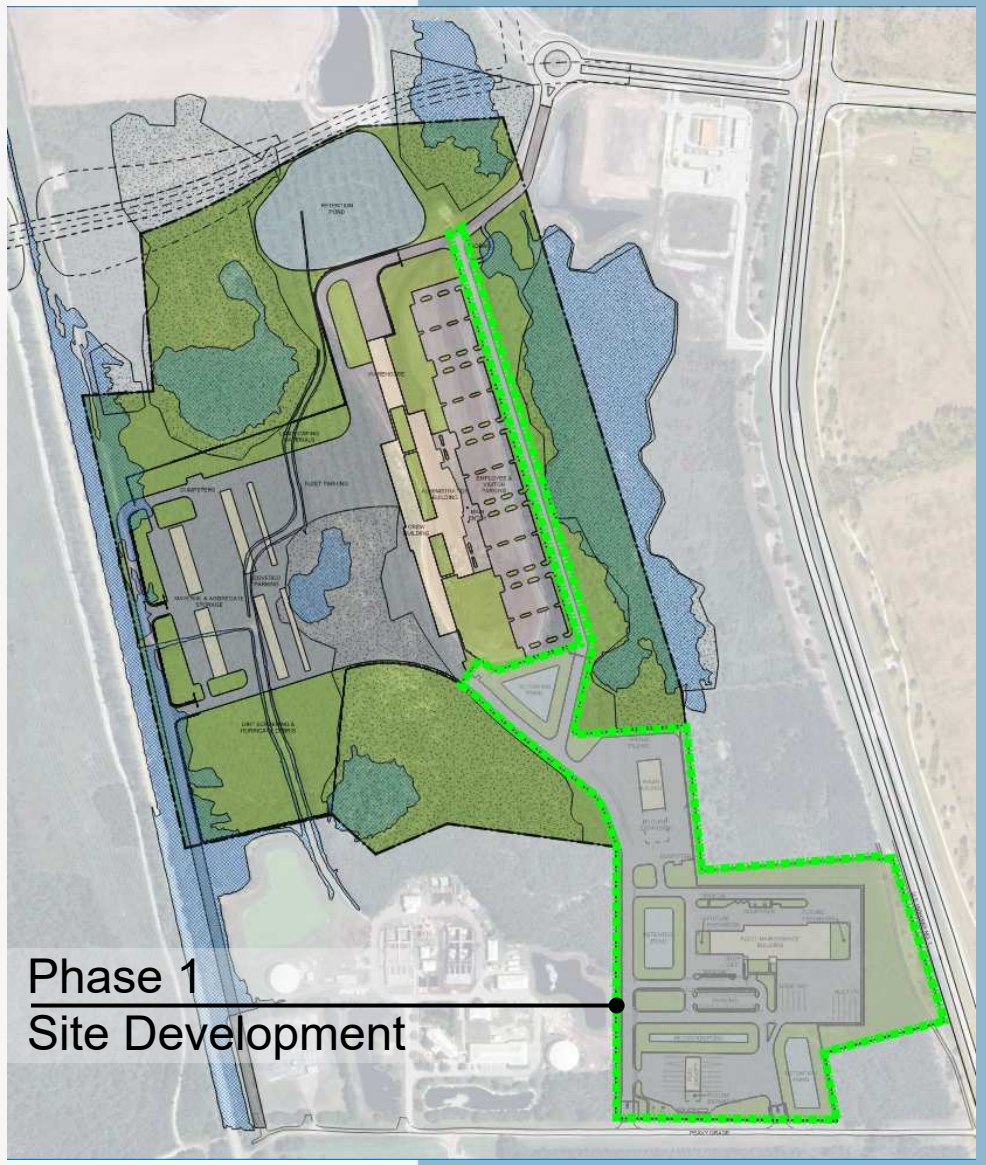
SAFE & RELIABLE SERVICES

A safe community for all is the catalyst to ensure that residents and visitors experience exceptional quality amenities year round.
Recruiting and retaining a quality, talented workforce to maintain uninterrupted services to the citizens.

Maintenance Operations Center
Project Construction

Phase 1

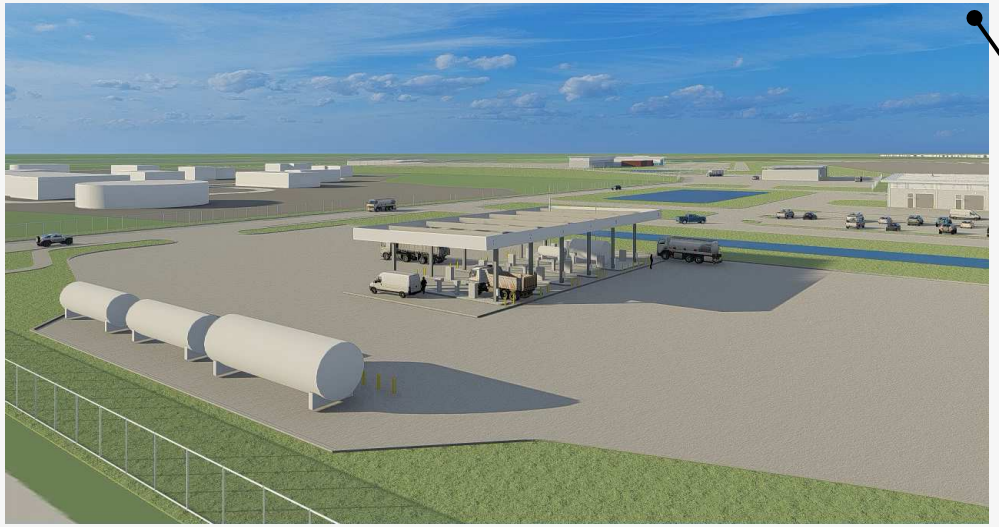
- Construction of Infrastructure
- Site Clearing
- Utilities
- Stormwater
- IT Infrastructure
- Grading and Pavement Base Materials
- FPL & TECO Service

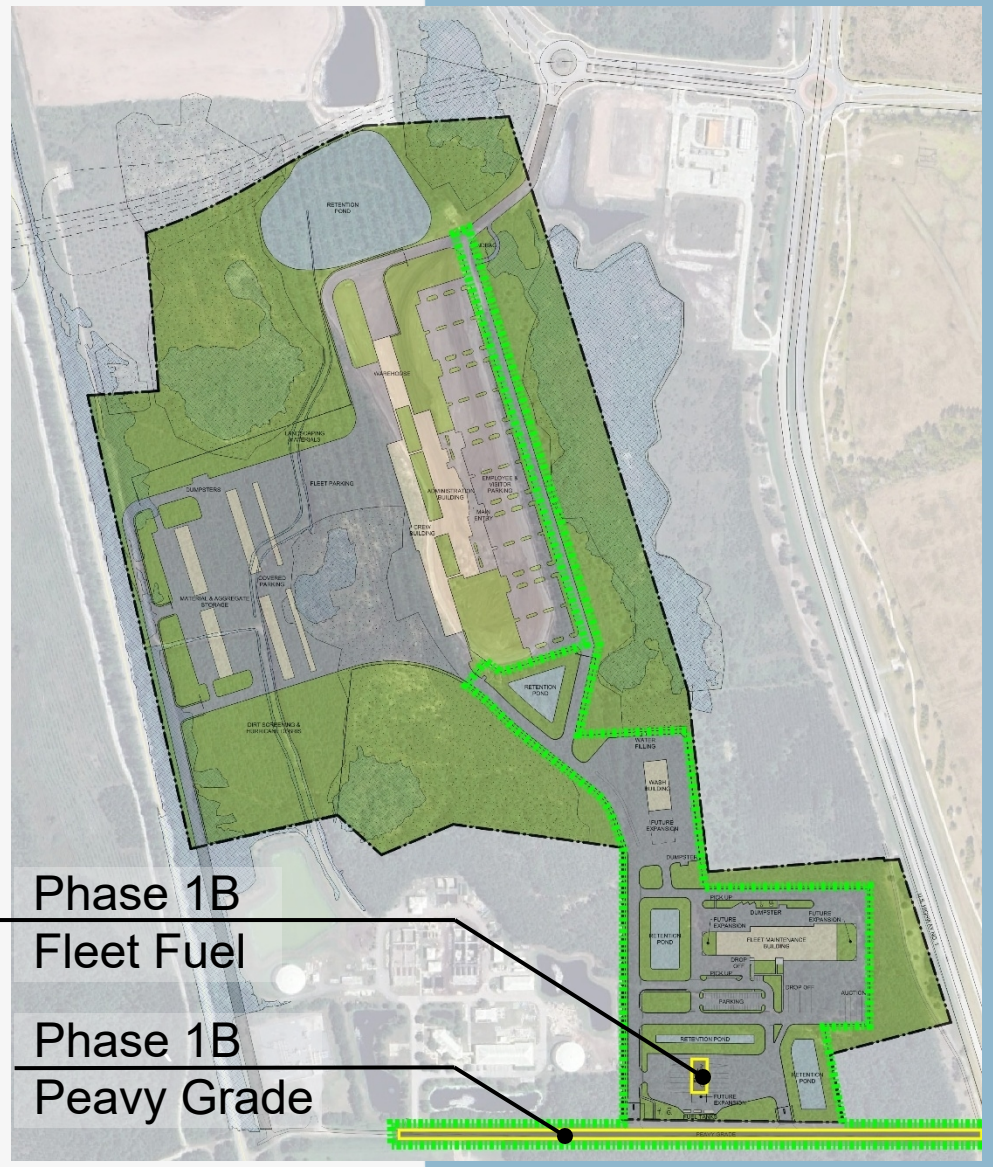


Maintenance Operations Center
Project Construction

Phase 1B

- Fleet Fuel Facility
- Peavy Grade Improvements



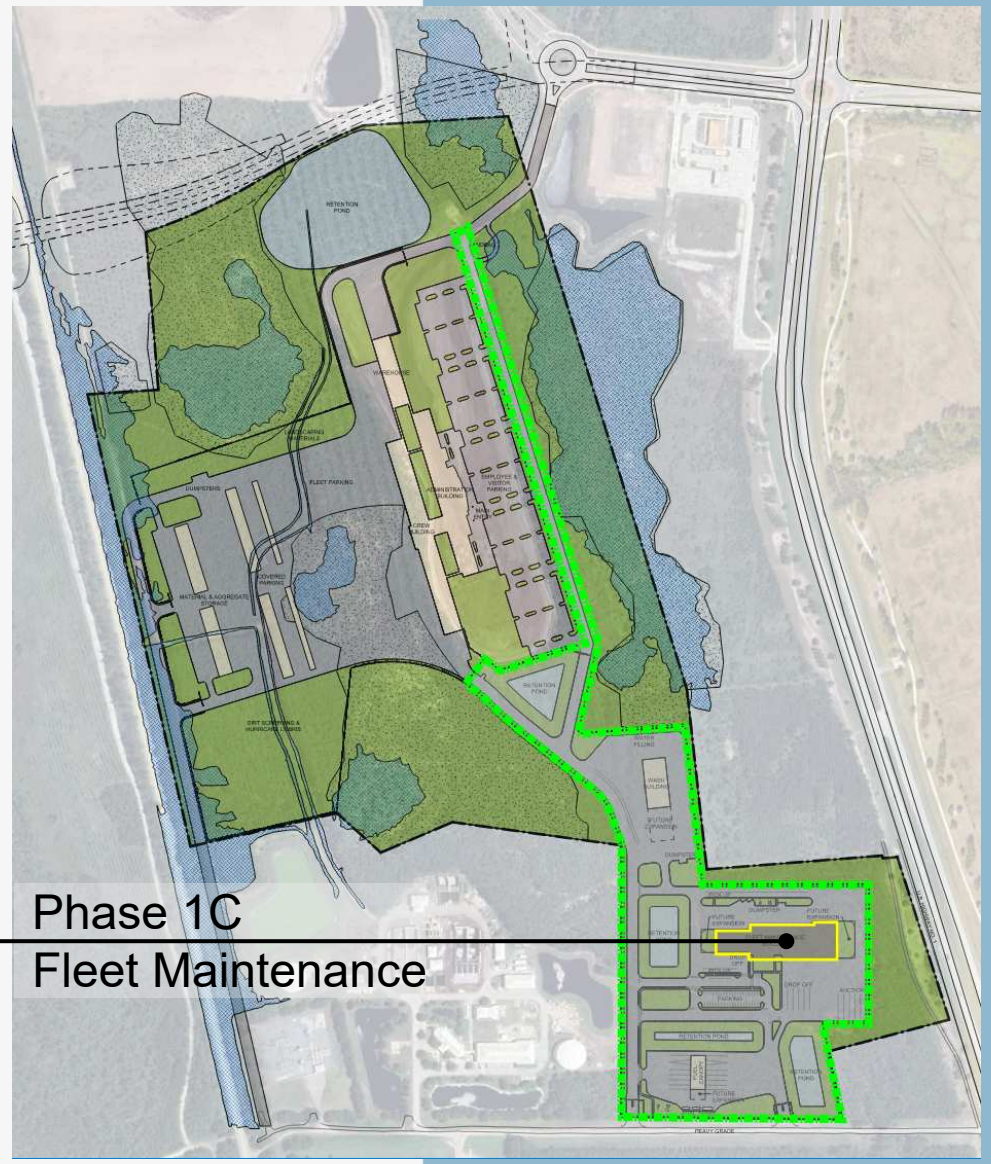


Maintenance Operations Center
Project Construction

Maintenance Operations Center
Project Construction

Phase 1C

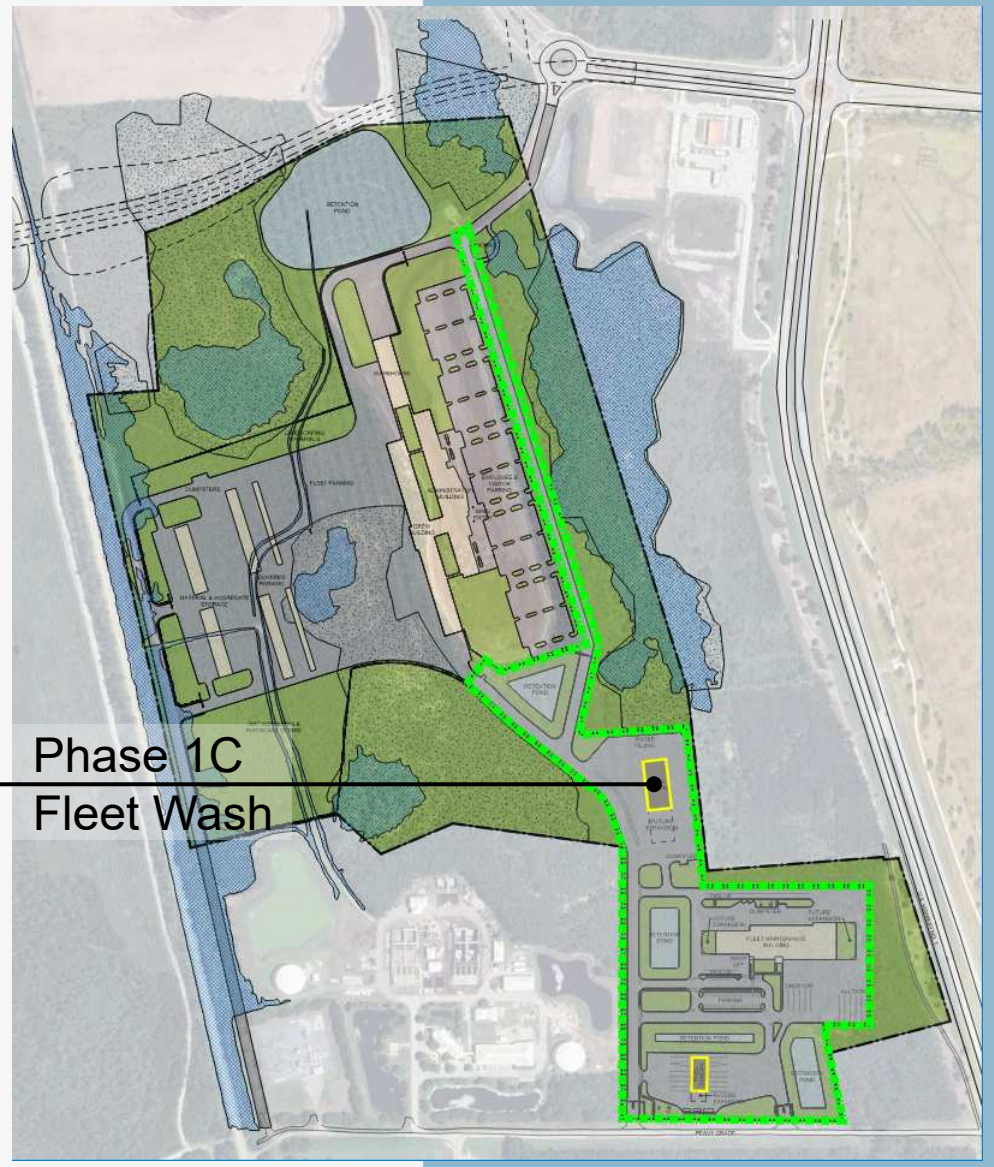
- Fleet Maintenance Building
- Landscaping / Irrigation
- Utility Connections



Maintenance Operations Center
Project Construction

Phase 1C

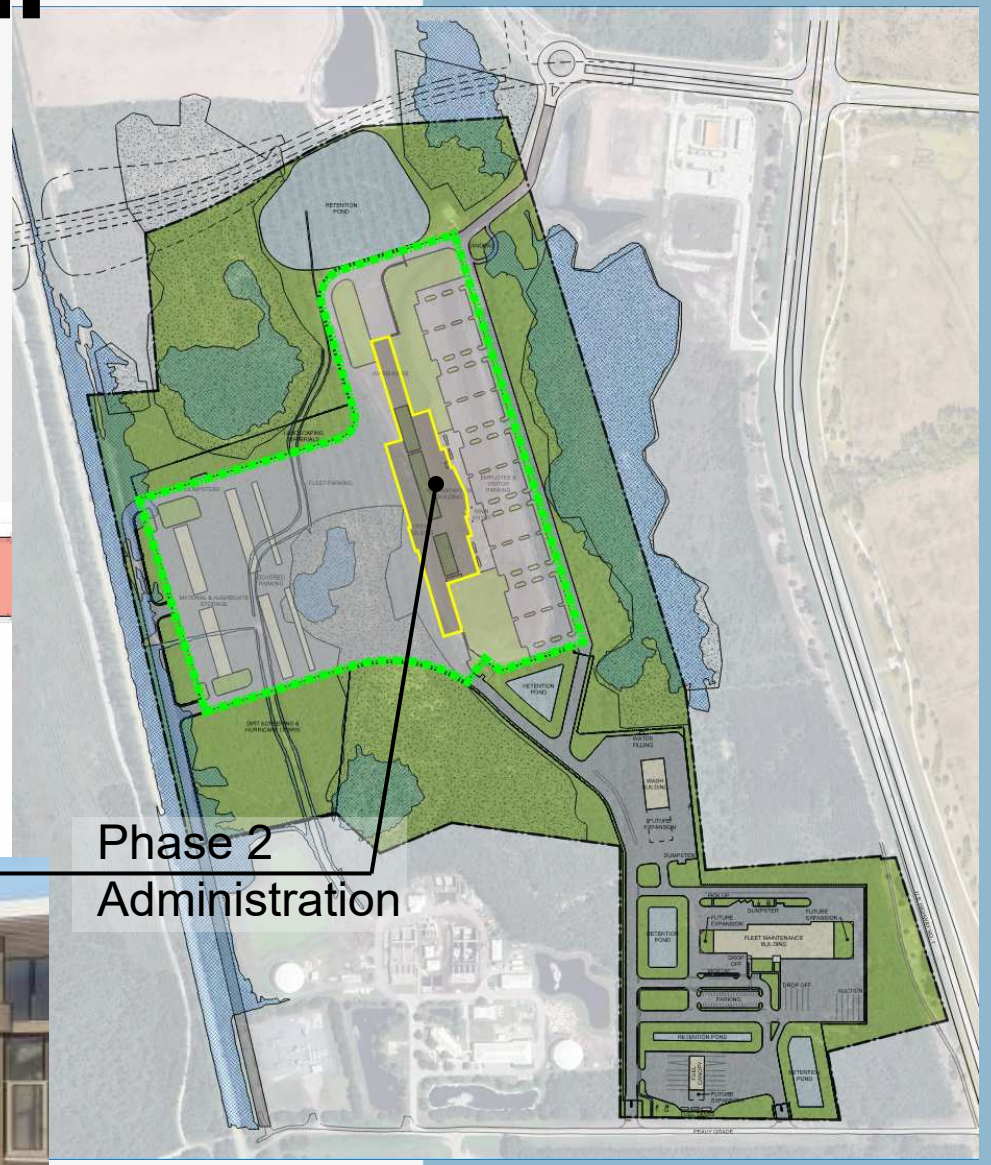
- Fleet Wash Facility



Maintenance Operations Center
Project Design & Construction

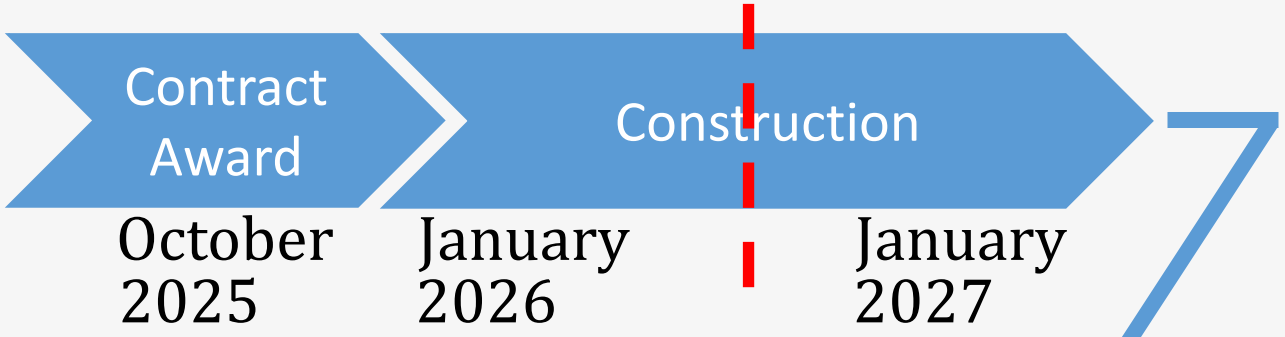
Phase 2

- Administration Building
- Connection to Matanzas Woods Parkway
- Completes Utility / Technology Loop

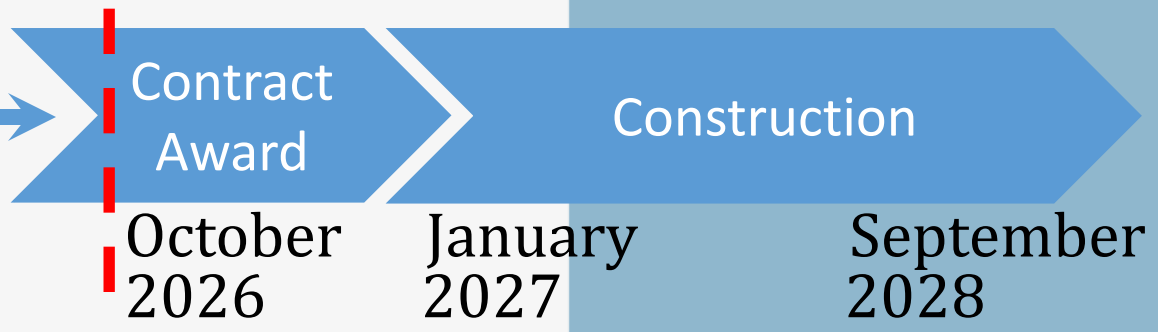


Maintenance Operations Center
Phase 1B & 1C – Building Construction Timeline

Phase 1B – Fuel Depot



Phase 1C – Fleet / Wash Facility

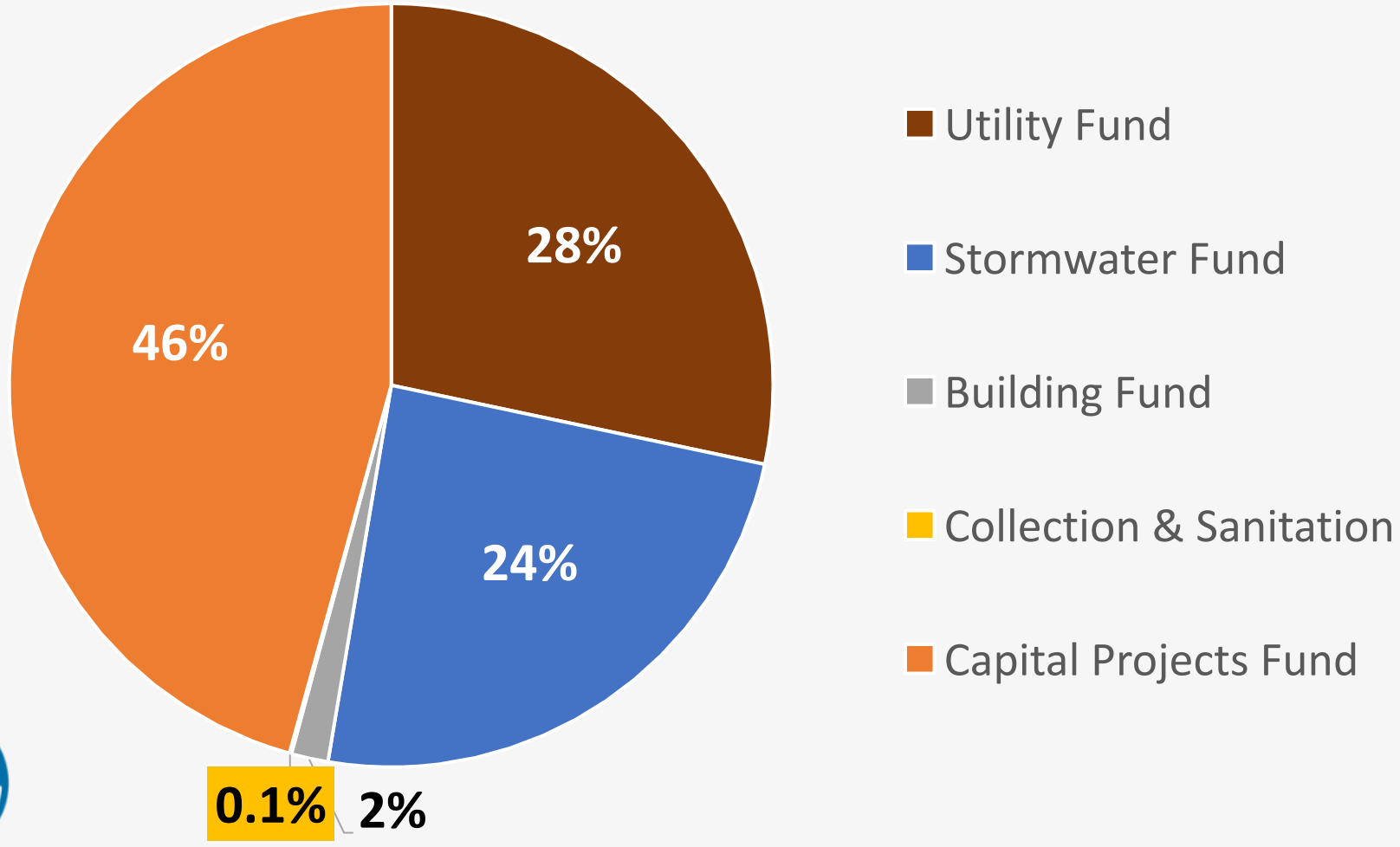


Maintenance Operations Center
Phase 2 – Design & Construction Timeline

Phase 2 – Design & Permitting

Phase 2X – Admin / Shops / Warehouse

Maintenance Operations Center
Phase 1 Funding



Maintenance Operations Center

Council Action - Project Expenses of $41,400,496.89*

Change Order with Gilbane Building Company $37,050,539.00	• Guaranteed Maximum Price (GMP) for Construction of Phase 1C Fleet Maintenance & Wash Buildings
Change Order with Pond & Company $474,885.11	• Construction Administrative Services Related to Phase 1C
Additional Expenses & Project Contingency 3,875,072.78	• Building Permits / Impact Fees ~ $1,150,000 • Phase 2 Wetland Mitigation Costs ~ $750,000 • City Purchased FFE & IT Equipment Items ~ 450,000 • Project Contingency = Balance of Project Expenses

*Any balance of the Approved Project Expenses is authorized to be utilized to Advance Phase 2 of the project for items including but not limited to the preparation of Phase 2 Design Construction Documents and Construction of an internal entrance drive north to Matanzas Woods Pkwy.

RESOLUTION 2026-___
MAINTENANCE OPERATIONS CENTER

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF PALM COAST, FLORIDA, APPROVING PROJECT EXPENSES INCLUDING A GUARANTEED MAXIMUM PRICE CONTRACT AMENDMENT FOR PHASE 1C, CONSTRUCTION ADMINISTRATIVE SERVICES WITH POND & COMPANY, AND A PROJECT CONTINGENCY FOR THE MAINTENANCE OPERATION CENTER PROJECT: PROVIDING LEGISLATIVE AND ADMINISTRATIVE FINDINGS; PROVIDING FOR FUTURE AMENDMENTS; PROVIDING FOR SEVERABILITY; PROVIDING FOR CONFLICTS; PROVIDING FOR IMPLEMENTING ACTIONS; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, Gilbane Building Company desires to construct phase 1C of the Maintenance Operations Center, for the City of Palm Coast; and

WHEREAS, Pond and Company desires to provide construction administration services for 1C of the Maintenance Operations Center, for the City of Palm Coast; and

WHEREAS, the City Council of the City of Palm Coast desires to approve a guaranteed maximum price contract amendment and change orders for the above-mentioned services for phase 1C of the Maintenance Operations Cetner for the City of Palm Coast; and

WHEREAS, the City Council of the City of Palm Coast desires to approve additional expense and a project contingency for the Maintenance Operations Center for the City of Palm Coast including but not limited to fees, permit costs, phase 2 wetland mitigation costs, City purchased furniture, fixtures, and equipment items, and unforeseen items; and

WHEREAS, the City Council of the City of Palm Coast desires to approve the use of any balance of the Approved Project Expenses to be utilized to Advance Phase 2 of the project for items including but not limited to the preparation of Phase 2 Design Construction Documents and Construction of an internal entrance drive north to Matanzas Woods Pkwys; and

WHEREAS, in accordance with Chapter 2, Article 1, Division 3 – Purchase and Contractual Services Sections, 2-26 – Approval Requirements – Subsection A., City Council desires to grant authority for the City Manager to enter into or increase any necessary

contracts including those that are equal to or exceed $100,000.00 associated with the expense related to the above-mentioned project.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF PALM COAST, FLORIDA, AS FOLLOWS:

SECTION 1. LEGISLATIVE AND ADMINISTRATIVE FINDINGS. The above recitals (whereas clauses) are hereby adopted as the legislative and administrative findings of the City Council.

SECTION 2. APPROVAL OF AGREEMENT. The City Council of the City of Palm Coast hereby approves the terms and conditions of guaranteed maximum price contract amendment with Gilbane Building Company for Phase 1C of the Maintenance Operations Center as attached hereto an incorporated herein by reference as Exhibit "A."

SECTION 3. AUTHORIZATION TO NEGOTIATE, FINALIZE AND EXECUTE. The City Manager, or designee, is hereby authorized to execute the necessary documents.

SECTION 4. FUTURE AMENDMENTS. The City Manager, or designee is hereby authorized to approve any future amendments for changes totaling less than $100,000.00 as long as this amount does not exceed the line-item limit for the budgeted purchase. Further, the City Manager has the authority to execute amendments/project contracts on behalf of the City for any other changes that may be necessary.

SECTION 5. SEVERABILITY. If any section or portion of a section of this Resolution proves to be invalid, unlawful, or unconstitutional, it shall not be held to invalidate or impair the validity, force, or effect of any other section or part of this Resolution.

SECTION 6. CONFLICTS. All resolutions or parts of resolutions in conflict with any of the provisions of this Resolution are hereby repealed.

SECTION 7. IMPLEMENTING ACTIONS. The City Manager is hereby authorized to take any actions necessary to implement the action taken in this Resolution.

SECTION 8. EFFECTIVE DATE. This Resolution shall take effect immediately upon adoption by the City Council.

DULY PASSED AND ADOPTED by the City Council of the City of Palm Coast, Florida, on this 20th day of October 2026.

ATTEST: CITY OF PALM COAST

_____ _____

KALEY COOK, CITY CLERK MICHAEL NORRIS, MAYOR

APPROVED AS TO FORM AND LEGALITY

_____

MARCUS DUFFY, CITY ATTORNEY

Attachment: Exhibit "A" Gilbane GMP Amendment Proposal
Attachment: Exhibit "B" Pond MOD #17

BUILDING
MORE THAN
BUILDINGS®

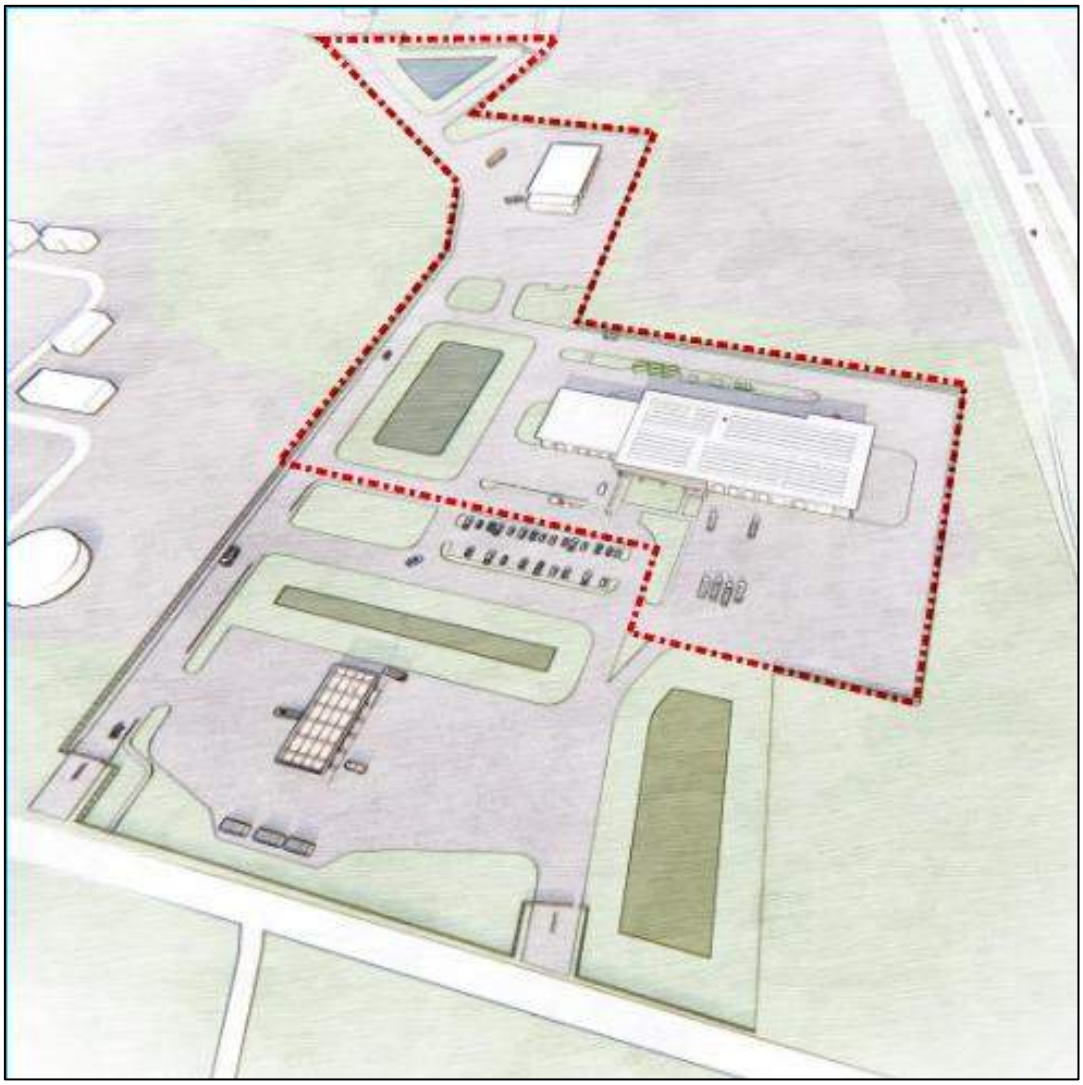
GMP Proposal – Phase 1C

Palm Coast Public Works Facility

(Palm Coast Maintenance Operations Center)

Palm Coast, FL

Revision: 1
Published: September 18, 2026



10201 Centurion Parkway N, Suite 500, Jacksonville, FL 32256
www.gilbaneco.com
CGC1539889

Gilbane

September 18, 2026

Eric Gebo, AIA, CFM, Architect III
City of Palm Coast
160 Lake Avenue
Palm Coast, FL 32164

RE: Guaranteed Maximum Price Proposal – Revision R1
Palm Coast Public Works Facility – Phase 1C Fleet Maintenance and Wash Buildings

Mr. Gebo,

Gilbane Building Company is pleased to provide the enclosed Guaranteed Maximum Price (GMP) proposal for Phase 1C of the Palm Coast Public Works Facility, also known as the Maintenance Operations Center. This proposal, in the amount of Thirty-Seven Million Fifty Thousand Five Hundred Thirty-Nine Dollars and Zero Cents ($37,050,539.00) is based on the Drawings and Specifications provided by Pond Company Architects and the supplemental information contained herein.

Phase 1C represents the third and final sub-phase of the Phase 1 project. A portion of cost savings from Phase 1B contingencies have been included to reduce the total cost of Phase 1C. A breakout of the cost for each phase is included in the GMP Recap Summary section.

The Project's Substantial Complete Date is September 12, 2028, based on the execution of this GMP by November 6, 2026, and the construction start date of January 4, 2027.

The execution of this GMP acknowledges approval to select the contractors identified in Section 3 at the stated sums. Upon execution of this GMP we will award contracts to the selected Trade Contractors and direct them to immediately commence their work.

We look forward to reviewing this updated proposal with you in greater detail and moving forward into the next phase of this exciting project.

Sincerely,

Gilbane Building Company

Ty Bliss
Project Executive

cc: Carl Cote, City of Palm Coast
Eric West, Pond Company
Adam Verducci, Gilbane Building Company
Berat Akkaya, Gilbane Building Company

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SECTION 1

- COST SUMMARY – PHASE 1C
- GMP RECAP SUMMARY

Cost Summary - Phase 1C

Palm Coast Public Works Facility

(Palm Coast Maintenance Operations Center)

J08878

9/18/2026 Revision R1

Bid Package No.	Bid Package Description	Phase 1C GMP Amount
01A	Materials Testing	$ 59,888.00
01B	Building Envelope Review & Testing	$ 57,400.00
01C	Final Cleaning	$ 17,500.00
01D	Surveying	$ 30,000.00
03A	Cast In Place Concrete	$ 5,544,692.00
03C	Tilt-Up Concrete	Included in 03A
04A	Masonry	$ 479,200.00
05A	Structural Steel	$ 1,770,982.00
05B	Metal Fabrications	Included in 05A
06A	Architectural Millwork & Tops	$ 92,953.00
07A	Roofing	$ 679,610.00
07B	Waterproofing & Caulking	$ 146,506.00
07C	Spray on Insulation	$ 52,810.00
08A	Doors, Frames, & Hardware	$ 342,983.00
08B.1	Aluminum Storefront, Glass & Glazing	$ 172,073.00
08B.2	Amico Mesh Sunshade	$ 272,566.00
08B.3	Curtain Wall (ILO Translucent Panels)	$ 650,000.00
08C	Overhead Coiling Doors	$ 492,430.00
09A	General Trades / Drywall & Framing	$ 690,400.00
09B.1	Flooring	$ 133,510.00
09B.2	Flooring - Sealed and Polished Concrete	$ 51,458.00
09C	Ceilings	Included in 09A
09D	Painting	$ 433,454.00
10A	Specialties	$ 126,800.00
10B	Signage	$ 50,751.00
10C	Aluminum Canopies	$ 145,549.00
11A	Maintenance Equipment	$ 4,197,686.00
11B	Wash Equipment	Included in 11A
12A	Window Treatments	Included in 10A
13A	Pre-Engineered Metal Building	$ 4,613,000.00
21A	Fire Suppression	$ 399,881.00
22A	Plumbing	$ 1,285,000.00
23A	HVAC	$ 1,205,000.00
26A	Electrical & Fire Alarm	$ 4,401,400.00
27A	Tele/Data, Audio Visual, & Security	Included in 26A
31A	Balance of Sitework, Temp Roads, Signage & Striping Allowance	$ 475,000.00
32B	Landscape & Irrigation	$ 247,640.00
32C	Fences & Gates	$ 149,965.00

Cost Summary - Phase 1C

Palm Coast Public Works Facility

(Palm Coast Maintenance Operations Center)

J08878

9/18/2026 Revision R1

Bid Package No.	Bid Package Description	Phase 1C GMP Amount
40A	Owner Furniture Allowance	By Owner
48A	Photovoltaic Solar Equipment & EV Chargers	$ 969,754.00
Cost of Work Subtotal - Phase 1C		**$ 30,437,841.00**
Escalation and Tariffs Contingency		$ 760,946.00
CM Construction Contingency		$ 930,988.00
Owner Contingency		$ -
Building Permit Fees		By Owner
GBC Staffing		$ 1,393,165.00
GBC Site Services (Field Office Support & General Requirements)		$ 756,038.00
Builders Risk Insurance Allowance		$ 430,000.00
General Liability Insurance		$ 371,278.00
Subcontractor Default Insurance (SDI)		$ 417,687.00
P&P Bond		$ 223,437.00
CM Fee		$ 1,518,159.00
Total GMP Cost - Phase 1C		**$ 37,239,539.00**

Credit portion of CM Contingency	$ (145,000)
Credit portion of Escalation and Tariffs Contingency	$ (44,000)

Total Phase 1C Change Order Amount	**$ 37,050,539.00**

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Phase 1 GMP Recap Summary

Palm Coast Public Works Facility

(Palm Coast Maintenance Operations Center)

J08878

9/18/2026 Revision R1

Bid Package No.	Bid Package Description	GMP #1 Phase 1A	GMP #2 Phase 1B	Change Orders to Date	Current Contract Amount	GMP #3 Phase 1C	Total Phase 1 GMP Value
A13	keei wos&rtitiliS Ut	$ 196,440	$ 0,9 55	$ 5,617,2	$)836,730,3(	$ 806,327	$ 8 806,891,900
B23	aLncdsape &giaoi nrItr	$ $	61	- 075,9	$ $	075,961	04 $ 6,742 012,714
C23	eFnc e&s aeGst	$ $	37	$ 9,381	- $)644,84	$ 725,531	$ 569,941 294,582
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A84	hoPvaototlci oSal qEurpiment	$	$	-	- $ $	$	- 457,969 457,969
Trad eCos sutSboattl		**$ $ 273,931,01**	**$ 363,937**	**$ 7**	**)132,104,(5 8**	**$ 65,774,2**	**$,03 148,734 943,519,24**
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Building Permit Fees		By Owner	By Owner		By Owner	By Owner	By Owner
niagf tfSCBG		$ $	277,414	074,636	$ $	242,150,1	5 $ 61,393,1 44,2 704,4
GBC Site Services (Field Office Support & General Reqe)umesrint		$ $	125,452	$ 514,953	$ 936	$ 12 575,53	$ 6 7 316,193,1830,65
k uBRsidliser		$ $	951,65	$ 1 000,05	$)207,60	$ 1(754,991	$ 4 000,03 754,926
eGnaeair lyLb tiliI%)aunr5snc6.e8 0(		$ $	785,911	645,89	$ $	331,81	$ 2 872,173 114,985
uSbca aoreDocnf rutItatlunrsnce ID S()		$ $	306,431	449,401	$ $	745,932	$ 786,714 432,756
&P PoBnd		$ $	869,17	503,95	$ $	372,13	$ 1 734,322 53 017,4
M CeFe		$ $	989,88	$ 4 459,204	1 $ 433,020,1	093,82	95 $ 1,815,1 394,835,2
Toah tPla mG os e1APMunst		**$ 446,49**	**$ 9,11 6**	**$ 6,398,9**	**$ 96)900,593,(5**	**$ 403,394**	**$ 61 935,932,73 348,237,35**

Credit portion of CM Contingency	$ (145,000)	$ (145,000)
Credit portion of Escalation and Tariffs Contingency	$ (44,000)	$ (44,000)

Total Phase 1C Change Order Amount				**$ $**	**370,5**	**05,39 535,438,43**

	Material	Tax Savings	Total
Phase 1A - Owner Direct Purchase Order - Change Orders to Date	$ 1,518,076	$ 91,335	$ 1,609,411
Phase 2A - Owner Direct Purchase Order - Change Orders to Date	$ 796,020	$ 48,012	$ 844,032
	$ 2,314,096	$ 139,347	$ 2,453,443
Estimated Phase 1C Owner Direct Purchase Tax Savings:	$ 5,150,000	$ 309,050	$ 5,459,050

SECTION 2

- CLARIFICATIONS AND ASSUMPTIONS
- DOCUMENT ENUMERATION LOG

PROJECT NAME: Palm Coat Public Works Facility (MOC) – Phase 1C Fleet Maintenance & Wash Buildings
LOCATION: Palm Coast, FL
OWNER: City of Palm Coast
ARCHITECT: Pond & Company
Revision: R1
Date: September 18, 2026

Clarifications and Assumptions

DIVISION 01 – GENERAL REQUIREMENTS

1. This GMP Amendment Proposal is for the Phase 1C scope of work to construct the Fleet Maintenance Building, Wash Building, and the remaining Phase 1 site improvements.
2. This Proposal is prepared based on the documents issued by Pond & Company as set forth in the Enumeration of Documents in Section 2.
3. The GMP for Phase 1C is based on receiving a Notice to Proceed (NTP), or a GMP amendment on or before November 6, 2026. In the event approval is not obtained by November 6, 2026, due to no fault of Gilbane or its Trade Contractors, the schedule and price will be equitably adjusted when the GMP is approved.
4. This Proposal is based on the Project Schedule in Section 4 with Phase 1C construction starting January 4, 2027, and Substantial Completion by September 12, 2028.
   4.a. – The Phase 1C Project Schedule will be updated to include the following Permitting Activities:
   - Addendum #2 due from Pond early-November
   - Signed & Sealed Permit Document Set due from Pond mid-November
   - CoPC Building Department Issue Building Permit (30 business days) mid to late December.
5. This Proposal is based on the Site Utilization Plan in Section 4.
6. Owner Allowances and Trade Contractor Allocations are included as listed in Section 3.
7. Liquidated damages will be assessed on this phase at $350.00 per day.
8. Material testing is included.
9. Threshold inspections are not included.
10. Cost for temporary construction power, water, and sewer usage will be paid by the Owner and is not included in this Proposal.
11. Building envelope document coordination, field observations, and fenestration testing are included. Building envelope coordination and field observation reports will be provided to the Architect and are not intended as a substitute for engineering or architectural review by licensed design professionals. The comments contained in the reports represent observations and/or suggestions intended for consideration and possible incorporation into the Design Documents. No design liability is assumed by Gilbane, or 3rd party envelope reviewer, as a result of the information contained in the reports.
12. Acceptance of the GMP constitutes acceptance of the Gilbane recommended lowest responsive bidders identified in Section 3 of this Proposal. The GMP is based on the listed Trade Contractor's acceptance and execution of a contract to perform the work. Rejection of a Trade Contractor listed within the GMP by the Owner will require an adjustment to the GMP value to accommodate the next lowest responsive bidder.
13. Working hours for this Estimate are based upon the following:
    a. For defined scopes of work Gilbane and our trade contractors have included five (5) 8-hour workdays, Monday through Friday. Normal working hours are intended to be 7am to 3.30pm.
    b. For undefined scopes of work requiring after-hours (nights and weekends) work will be included within the cost of work to be defined through the design and procurement process.

Clarifications and Assumptions

14. Costs of jobsite computer hardware, software, supplies and communications, corporate and regional data processing/MIS services are included and are billable at the rate of $8.40 per labor hour expended for the Project.
15. Construction Manager will utilize Subcontractor Default Insurance (SDI) in lieu of subcontractor payment and performance bonds. SDI is included at a fixed rate of $13.00 per $1,000 of total trade contract value inclusive of owner direct purchases.
16. Liability insurance is included at a fixed rate of $9.97 per $1,000.00 of total contract value inclusive of owner direct purchases. Other deductible amounts are listed in the Builder's Risk Insurance Quote in Section 3.
17. A fixed labor multiplier of 65% is included for all staffing on the project for labor burden and is not subject to audit. Labor burden includes PTO, payroll taxes, retirement, major-medical, short-term disability, long term disability and worker's compensation.
18. Retainages shall not be held on Construction Manager's general conditions, fee, insurance and bonds.
19. The Construction Manager's Fee is included as 4.25% and shall be converted to a lump sum upon approval of this Proposal and will be billed as a percentage of work in place in monthly payment applications.
20. Textura Contractor Payment Management (CPM) software is used to facilitate payment and secure releases of liens each month with subs and suppliers. This usage fee is $8,580 and shall be billed as a fixed price in the initial payment application.
21. Procore document management software costs are included in this proposal. Procore will be used as the software platform to manage documents, drawings, RFIs, meeting minutes and other related correspondence. This usage fee is included at a fixed rate of .65 per the total project amount.
22. Pursuant to Article 6.2.5 of the Agreement, incentive compensation is included as a reimbursable cost.
23. In the event the GMP is increased by Change Order the Construction Manager shall be entitled to the actual cost of the work and the following lump sum rate multipliers:
    a. GL Insurance: 0.997%
    b. CM General Conditions: To be Included in the Cost of the Change Order
    c. Subcontractor Default Insurance 1.30%
    d. CM Overhead & Profit: 7.00%
    e. Bond: .600%
24. Davis Bacon prevailing wages and other Federal Funding requirements are excluded.
25. Travel expenses consistent with the company's normal reimbursement policy shall be considered allowable costs and reimbursable under the terms of the Contract. Subject to change per Standard mileage rates set forth by IRS, work related mileage shall be reimbursed as follows:
    a. Personnel with car allowances: 38¢ per mile (less normal commute)
    b. Personnel without car allowances: 76¢ per mile (less normal commute)
26. The Builders Risk premium and coverage terms are included as an allowance based upon the attached quote in Section 3 and are subject to market conditions at the time of construction commencement. Premiums, coverage terms and deductibles are subject to change if project value and/or schedule

Clarifications and Assumptions

increases. All costs associated with extending the duration of the project, resulting in an extension of this policy, are excluded and will be incorporated in the time extension Change Order.

27. In accordance with Article 11.3.1.3 of the Agreement Gilbane and its Trade Contractors shall be responsible for builder's risk insurance deductibles, except that Owner shall be solely responsible for any and all costs and deductibles arising out of any loss due to flood (including inundation, seepage and sewer back-up), earthquake, windstorm, hail, volcanic eruption or terrorism. Windstorm deductibles are calculated at 5% Value at Risk at Time of Loss (VARTOL) with a minimum of $250,000.
28. Owner shall be responsible for paying all permitting fees, all fees by Authorities Having Jurisdiction, and all Utility Company Fees.
29. Provisions for a 2-year warranty is excluded based on the scope of this work.
30. Notwithstanding any other term, condition or provision in the Contract, the preparation of the GMP using various categories shall not constitute a line-item guaranty for any such category or line item, nor should any category or line item control or limit the compensation to the Construction Manager should the cost for one particular category exceed that line so long as the Construction Manager is limited to the total GMP. The supporting documentation has been included as a reference for estimated costs but not a guarantee for each line item's cost for the services noted.
31. General Disclosure of Related Party: Gilbane Building Company hereby discloses the use of Next 150 Construction Services, LLC, a Gilbane related party, for the performance of skilled craft labor, small tools, consumables, equipment, materials, and temporary services in connection with the Project.
32. General Disclosure of Related Party: Gilbane Building Company hereby discloses the use of Gilbane's Transition Planning & Management (TPM) services as an independent business unit providing consulting services within the Gilbane Building Company. Gilbane TPM assists our clients in activating their new facility with new systems, equipment and furniture while working with their employees to plan for and implement their transition into the new space. Gilbane TPM services can be contracted through the Gilbane Building Company Contract for construction management services or directly to the owner.
33. Pre-Bid RFI responses to PB-RFI #23 – PB-RFI #30 are included. PB-RFI #31 is in review and is not included. Any cost or schedule impacts will be submitted separately for approval.

DIVISION 03 – CONCRETE

1. Plans don't call for thickness on elevated deck slab for the mezzanine. We assumed 5" normal weight concrete with WW1.4. $30,000.00 Trade Allocation has been reserved for this line item.
2. Assumed transom louvers will be separated from HM Door Frames, added crack bar and additional rebar as needed at these locations.
3. Includes Welded Wiremesh 1.4 at all pedestrian sidewalks per the City of Palm Coast design guidelines.
4. Bollards near the building perimeter will be in conflict with column footings and continuous wall footings. $20,000.00 Trade Allocation has been reserved for this potential conflict.
5. For site concrete pavement, including dowels and sheet metal bottom strip only at expansion joints, this reinforcing is not included at saw cut control joints.
6. 12" of #57 stone under foundations that are 3.0' below finish floor.
7. A Trade Allocation in the amount of $16,000 is included for 30 days of additional tilt panel bracing rental.

Clarifications and Assumptions

8. A Trade Allocation in the amount of $38,000 is included for tilt panel bracing outside the building footprint.

DIVISION 04 – MASONRY

1. Does not include any foam injection.
2. Z-Purlin detail per A6/1S-421 is not included. This detail is revised per page turn meeting, will build a shaft wall instead and is included under Frame and Drywall scope of work.
3. Installation of additional HM Frame to tire storage per Pre-Bid RFI Clarification is included.

DIVISION 05 – METALS

1. Included $25,000.00 Trade Allocation for unforeseen supplemental steel and additional bollards.

DIVISION 06 – ARCHITECTURAL MILLWORK & TOPS

1. AWI certification is not included.
2. No locks are shown or indicated on contract documents.

DIVISION 07 – ROOFING, WATERPROOFING & CAULKING

1. Rated for Category 4, Exposure C hurricanes, 160 mph ultimate wind design speed (3-sec gust) 123.9 mph nominal sustained design wind speed.
2. 125 mph wind rider warranty is included per specs.
3. Bentonite waterproofing is included at all equipment pits. Zypex concrete add mixture is not included.
4. Damp proofing is included at all exterior wall footings.
5. Closed cell spray foam is included to achieve an R-38 value underside of mezzanine deck, approximately 5.5” of insulation.
6. $5,000.00 Trade allocation is included for spry foam insulation patching.

DIVISION 08 – DOORS & WINDOWS

1. Plain sliced white oak veneer is included.
2. Transom louvers have been separated from HM door frames. Louvers to be in their own frames.
3. Structural composite lumber core doors are included in lieu of particle board core doors.
4. Cost Escalation on wood doors through April 2028 is included.
5. Missile Level E rating designed to withstand also +/- 65 PSF included for HM Doors and Storefront/Glazing is included.
6. Since Missile E is not available for Translucent panels, this scope is excluded and a budget of $650,000.00 is included for a curtainwall system to replace Translucent panel elevations. Final design and structural support are to be determined and then pricing for this scope will be reconciled against this budget.
7. 1” insulated glass is included at all interior windows adjacent to shop areas for the extent of vapor barrier.
8. 1 5/16” glass is included for all exterior glass at storefronts.
9. Draft curtains are included as aluminum brake metal.
10. Amico Mesh Screen is upgraded to 3/16” in lieu of 1/8” per specs due to the Category 4 wind design revision.
11. Exterior overhead doors are rated to Category 4, Exposure C with Missile E rating.

DIVISION 09 – FINISHES

PROJECT NAME: Palm Coat Public Works Facility (MOC) – Phase 1C Fleet Maintenance & Wash Buildings
LOCATION: Palm Coast, FL
OWNER: City of Palm Coast
ARCHITECT: Pond & Company
Revision: R1
Date: September 18, 2026

Clarifications and Assumptions

1. $15,000.00 Trade Allocation has been included for a shaft wall over fire rated CMU walls at the mezzanine level in lieu of the Z-purlin detail A6/1S-421.
2. Wall framing above wash bay tilt wall is included ONLY at the grid line 3 separating detail area with rough wash bays.
3. 5/8" Exterior Sheathing is not included for soffits at Wash Building and Maintenance Building as they are not needed for a complete system. Per the Florida Product Approvals and Delegated design, Soffit will be fastened directly onto Hat Channels or Purlins.
4. Polyurea paint is only included at the wash building for wet areas. Building exteriors will get regular textured paint.

DIVISION 10 – SPECIALTIES

1. $3,000.00 Trade Allocation included for additional corner guards requested by CoPC.
2. 30' flagpole is included with two standard size flags. Flagpole will be rated to Category 4 winds and will have engineered foundation.
3. $2,500.00 Trade Allocation included for additional signage requested by CoPC.

DIVISION 11 – MAINTENANCE & WASH EQUIPMENT

1. Maintenance equipment revisions per coordination meeting notes in email from WSB dated 9/4/26 are not included in this Proposal. These revisions are still being reviewed, and pricing revisions are forthcoming.
2. 5-Ton crane support is part of the PEMB design as depicted on plans and confirmed via Pre-Bid RFI.
3. All piping revised to Aluminum Unipipe per the request of CoPC, cost savings included in this bid proposal.
4. This proposal includes pricing for all new equipment to be provided by CM. Following final pricing CoPC will decide which items will be CM furnished and which items will be Owner furnished.
5. Owner equipment that is being relocated assumed to be in working condition, no warranties or repairs are included in this bid for existing equipment.

DIVISION 13 – PRE-ENGINEERED METAL BUILDING

1. The PEMB contractor will provide delegated engineering. PEMB design will be coordinated with the Structural EOR and structural drawings revised to align with the PEMB design.
2. $200,000.00 Trade Allocation is included for the Supplemental steel that the plans do not currently show due to wind design change from Category 2 to Category 4. Delegated design items such as Curtainwall, Amico Mesh Screen, 5-Ton Crane will require additional supports for anchoring.

DIVISION 21 – FIRE SUPPRESSION

1. Backflow preventer is excluded in the pump room as it is redundant. The backflow on site is included in the Div 31 Civil package.
2. $1,500.00 is included if FL Registered PE will be required to sign and seal shop drawings and hydraulic calculations.

DIVISION 22 – PLUMBING

1. 1500 gal highland oil/water tanks are excluded as they are redundant. The two oil/water separators on site are included in the Div 31 Civil package.

Clarifications and Assumptions

2. ProPress style fittings may be used in lieu of soldered fittings on copper piping.

DIVISION 23 – HVAC & CONTROLS

1. BIM coordination and clash detection lead is included for M, E, P, FP, & Structural trades. The Mechanical contractor shall lead the BIM coordination process. REVIT models shall be provided by the A/E at no additional cost.
2. Type B Vent is included for the gas operated pressure washers inside equipment room.
3. BAS by Johnson Controls included.
4. Test and Balance is included.

DIVISION 26 – ELECTRICAL & FIRE ALARM

1. A Bi-directional Antenna (BDA) evaluation survey is included. The timing of the survey will be completed after the city installs the new cell tower to the north. CoPC will provide the tower installation date.
2. Installation of a BDA system is not included. The City will provide this system if required to be added based on the results of the survey.
3. $40,000.00 Trade Allocation is included for additional Photovoltaic system coordination scope.
4. Light pole per note 4 on C11.1 at the lift station is included.
5. Lightning protection is included and will have separate master labels for maintenance building and wash building.
6. Raceway and wire to three EV charger locations is included in the BP 26A base bid. Cost for three EV chargers is included in Div 38 Solar package.
7. Conduit Schedule is revised and changes are as follows:
   a. Rigid conduit is included in exposed locations for stub outs and up to 8’ or to the first device whichever comes first.
   b. Corrosion Resistant (Aluminum) Electrical Metal Tubing is included in areas that are not air conditioned.

DIVISION 27 – TELE/DATA, AUDIO VISUAL, & SECURITY

1. Scope included per City of Palm IT Project Responsibilities provided on 9/3/2026 by Eric Gebo and coordination meeting that took place on 9/3/2026 1:30 PM.
2. Owner furnished/installed items include Network switches, UPSs, PDUs, Patch Cables, Licensing for Security Devies, Programming of Genetec System for security devices, Wireless Access Points, Fiber on-site, Fiber from Street to MDF/IDF/Telecom cabinets.

DIVISION 31 – SITEWORK & UTILITIES

1. An Owner Allowance is included in the amount of $475,000.00 for remaining sitework and utility scope including but not limited to a stabilized construction access road from the north end of the site and crane road for tilt panel erection around buildings, striping, signage and related site furnishings. Final scope and pricing to be finalized.

DIVISION 32 – LANDSCAPE & IRRIGATION

1. 60-day maintenance is included starting from substantial completion.
2. Soil amendment is included.
3. 3.5” caliper plants are included.

Clarifications and Assumptions

4. Phase 1C will not have a separate irrigation system. Irrigation system from Phase 1B with same controllers will extend onto Phase 1C areas.

DIVISION 32 – FENCES AND GATES

1. We are to utilize and terminate to existing fence for Water Treatment Plant #3.
2. No third-party structural engineering on fences and gates, foundations per plans, no reinforcing.
3. No grounding for any fence or gates.

DIVISION 40A – OWNER FURNISHINGS

1. Owner Furnishings, including furniture, TV monitors & brackets, refrigerators, microwaves, coffee makers, etc. are not included and shall be provided by the Owner.

DIVISION 48 – PHOTOVOLTAIC SOLAR EQUIPMENT

1. Photovoltaic solar system is included with 640 W Hyundai #775 modules to produce 99% kWh offset of the estimated 710,388 kWh annual usage.
2. Sales tax is not charged on solar equipment and is not included.
3. At this time there is a solar import Tariff in the amount of approx. $40,000 anticipated if this order is purchased after December 3, 2026. To avoid this potential Tariff impact the city may need to approve early purchase and payment for this equipment.
4. Three Electric Vehicle (EV) Chargers are included as the same make and model that was provided at the Southern Rec. Center project.

ENUMERATION OF DOCUMENTS - FLEET MAINTENANCE BUILDING

Discipline	Drawing No.	Drawing Title	Drawing Date	Set Name
General	1G-001	COVER SHEET	7/6/2026	Phase 1C GMP Set
General	1G-002	SHEET INDEX	7/14/26 7/6/2026	Phase 1C GMP Addendum 01
General	1G-004	BUILDING CODE SUMMARY	7/6/2026	Phase 1C GMP Set
General	1G-101	LIFE SAFETY PLAN	7/6/2026	Phase 1C GMP Set
Structural	1S-001	DESIGN CRITERIA AND GENERAL NOTES	7/14/26 7/6/2026	Phase 1C GMP Addendum 01
Structural	1S-002	ABBREVIATIONS	7/6/2026	Phase 1C GMP Addendum 01
Structural	1S-003	WIND PRESSURE DIAGRAMS	7/6/2026	Phase 1C GMP Addendum 01
Structural	1S-100A	PEMB REACTIONS	7/6/2026	Phase 1C GMP Addendum 01
Structural	1S-100B	FOUNDATION AND SLAB PLAN OVERALL	7/6/2026	Phase 1C GMP Addendum 01
Structural	1S-101A	FOUNDATION AND SLAB PLAN SEGMENT A	7/6/2026	Phase 1C GMP Addendum 01
Structural	1S-101B	FOUNDATION AND SLAB PLAN SEGMENT B	7/6/2026	Phase 1C GMP Addendum 01
Structural	1S-201	MEZZANINE FLOOR FRAMING PLAN	7/6/2026	Phase 1C GMP Addendum 01
Structural	1S-300	ROOF FRAMING PLAN OVERALL	7/6/2026	Phase 1C GMP Addendum 01
Structural	1S-301A	ROOF FRAMING PLAN SEGMENT A	7/6/2026	Phase 1C GMP Addendum 01
Structural	1S-301B	ROOF FRAMING PLAN SEGMENT B	7/6/2026	Phase 1C GMP Addendum 01
Structural	1S-302	ROOF STRUCTURAL LOADING PLAN	7/6/2026	Phase 1C GMP Addendum 01
Structural	1S-401	FOUNDATION SECTIONS AND DETAILS	7/6/2026	Phase 1C GMP Addendum 01
Structural	1S-402	FOUNDATION SECTIONS AND DETAILS	7/6/2026	Phase 1C GMP Addendum 01
Structural	1S-403	FOUNDATION SECTIONS AND DETAILS	7/6/2026	Phase 1C GMP Addendum 01
Structural	1S-421	MEZZANINE SECTIONS AND DETAILS	7/6/2026	Phase 1C GMP Addendum 01
Structural	1S-501	TILT-UP PANEL SECTIONS AND DETAILS	7/6/2026	Phase 1C GMP Addendum 01
Structural	1S-502	TILT-UP PANEL ELEVATIONS	7/6/2026	Phase 1C GMP Addendum 01
Structural	1S-503	TILT-UP PANEL ELEVATIONS	7/6/2026	Phase 1C GMP Addendum 01
Structural	1S-504	TILT-UP PANEL ELEVATIONS	7/6/2026	Phase 1C GMP Addendum 01
Structural	1S-505	TILT-UP PANEL ELEVATIONS	7/6/2026	Phase 1C GMP Addendum 01
Structural	1S-506	TILT-UP PANEL ELEVATIONS	7/6/2026	Phase 1C GMP Addendum 01
Structural	1S-507	TILT-UP PANEL ELEVATIONS	7/6/2026	Phase 1C GMP Addendum 01
Structural	1S-508	TILT-UP PANEL ELEVATIONS	7/6/2026	Phase 1C GMP Addendum 01
Architectural	1A-001	GENERAL NOTES, ABBREVIATIONS & SYMBOLS	7/6/2026	Phase 1C GMP Set
Architectural	1A-002	TYPICAL MOUNTING HEIGHTS & LOCATIONS	7/6/2026	Phase 1C GMP Set
Architectural	1A-003	TYPICAL MOUNTING HEIGHTS & DETAILS	7/6/2026	Phase 1C GMP Set
Architectural	1A-004	MANEUVERING CLEARANCES	7/6/2026	Phase 1C GMP Set
Architectural	1A-005	PARTITION TYPES & DETAILS	7/6/2026	Phase 1C GMP Set
Architectural	1A-101	FLOOR PLANS - LEVEL 01 & MEZZANINE (OVERALL)	7/6/2026	Phase 1C GMP Set
Architectural	1A-101A	FLOOR PLAN - LEVEL 01 (SEGMENT A)	7/6/2026	Phase 1C GMP Set
Architectural	1A-101B	FLOOR PLAN - LEVEL 01 (SEGMENT B)	7/6/2026	Phase 1C GMP Set
Architectural	1A-102A	FLOOR PLAN - MEZZANINE (SEGMENT A)	7/6/2026	Phase 1C GMP Set
Architectural	1A-131	REFLECTED CEILING PLANS - LEVEL 01 & MEZZANINE (OVERALL)	7/6/2026	Phase 1C GMP Set
Architectural	1A-131A	REFLECTED CEILING PLAN - LEVEL 01 (SEGMENT A)	7/6/2026	Phase 1C GMP Set
Architectural	1A-131B	REFLECTED CEILING PLAN - LEVEL 01 (SEGMENT B)	7/6/2026	Phase 1C GMP Set
Architectural	1A-131C	ENLARGED REFLECTED CEILING PLAN	7/6/2026	Phase 1C GMP Set
Architectural	1A-132A	REFLECTED CEILING PLAN - MEZZANINE (SEGMENT A)	7/6/2026	Phase 1C GMP Set
Architectural	1A-132B	REFLECTED CEILING PLAN - MEZZANINE (SEGMENT B)	7/6/2026	Phase 1C GMP Set
Architectural	1A-151	ROOF PLAN (OVERALL) & DETAILS	7/6/2026	Phase 1C GMP Set
Architectural	1A-152	ROOF DETAILS	7/6/2026	Phase 1C GMP Set
Architectural	1A-201	EXTERIOR ELEVATIONS	7/6/2026	Phase 1C GMP Set
Architectural	1A-202	EXTERIOR ELEVATIONS	7/6/2026	Phase 1C GMP Set
Architectural	1A-203	EXTERIOR ELEVATIONS	7/6/2026	Phase 1C GMP Set
Architectural	1A-301	BUILDING SECTIONS	7/6/2026	Phase 1C GMP Set
Architectural	1A-302	BUILDING SECTIONS	7/6/2026	Phase 1C GMP Set
Architectural	1A-303	BUILDING SECTIONS	7/6/2026	Phase 1C GMP Set
Architectural	1A-351	WALL SECTIONS	7/6/2026	Phase 1C GMP Set
Architectural	1A-352	WALL SECTIONS	7/6/2026	Phase 1C GMP Set
Architectural	1A-353	WALL SECTIONS	7/6/2026	Phase 1C GMP Set
Architectural	1A-401	ENLARGED FLOOR PLAN (OFFICE SUITE)	7/6/2026	Phase 1C GMP Set
Architectural	1A-402	ENLARGED FLOOR PLAN & INTERIOR ELEVATIONS (RESTROOM)	7/6/2026	Phase 1C GMP Set
Architectural	1A-403	ENLARGED FLOOR PLAN & INTERIOR ELEVATIONS (RESTROOM)	7/6/2026	Phase 1C GMP Set
Architectural	1A-404	ENLARGED FLOOR PLANS & INTERIOR ELEVATIONS	7/6/2026	Phase 1C GMP Set
Architectural	1A-405	ENLARGED FLOOR PLAN & INTERIOR ELEVATIONS (BREAK ROOM)	7/6/2026	Phase 1C GMP Set
Architectural	1A-406	INTERIOR ELEVATIONS	7/6/2026	Phase 1C GMP Set
Architectural	1A-431	ENLARGED STAIR PLANS, SECTIONS & DETAILS (STAIR 001)	7/6/2026	Phase 1C GMP Set
Architectural	1A-432	ENLARGED STAIR PLANS, SECTIONS & DETAILS (STAIR 002)	7/6/2026	Phase 1C GMP Set
Architectural	1A-531	CEILING DETAILS	7/6/2026	Phase 1C GMP Set
Architectural	1A-561	MILLWORK SECTIONS	7/6/2026	Phase 1C GMP Set

Architectural	1A-601	DOOR SCHEDULE & DETAILS	7/6/2026	Phase 1C GMP Set
Architectural	1A-611	EXTERIOR OPENING DETAILS	7/6/2026	Phase 1C GMP Set
Architectural	1A-612	INTERIOR OPENING DETAILS	7/6/2026	Phase 1C GMP Set
Architectural	1A-621	STOREFRONT ELEVATIONS	7/6/2026	Phase 1C GMP Set
Architectural	1A-622	TRANSLUCENT PANEL ELEVATIONS	7/6/2026	Phase 1C GMP Set
Architectural	1A-901	3D VIEWS	7/6/2026	Phase 1C GMP Set
Mechanical	1M-001	MECHANICAL GENERAL NOTES AND DESIGN CRITERIA	7/6/2026	Phase 1C GMP Set
Mechanical	1M-002	MECHANICAL ABBREVIATIONS AND LEGENDS	7/6/2026	Phase 1C GMP Set
Mechanical	1M-101	MECHANICAL HVAC PLAN LEVEL 1 AND MEZZANINE	7/6/2026	Phase 1C GMP Set
Mechanical	1M-101A	MECHANICAL HVAC PLAN LEVEL 1 - AREA A	7/6/2026	Phase 1C GMP Set
Mechanical	1M-101B	MECHANICAL HVAC PLAN LEVEL 1 - AREA B	7/6/2026	Phase 1C GMP Set
Mechanical	1M-102A	MECHANICAL HVAC PLAN MEZZANINE - AREA A	7/6/2026	Phase 1C GMP Set
Mechanical	1M-103	MECHANICAL HVAC ROOF PLAN	7/6/2026	Phase 1C GMP Set
Mechanical	1M-301	MECHANICAL SECTION VIEW	7/6/2026	Phase 1C GMP Set
Mechanical	1M-401	MECHANICAL HVAC ENLARGED PLANS	7/6/2026	Phase 1C GMP Set
Mechanical	1M-501	MECHANICAL DETAILS	7/6/2026	Phase 1C GMP Set
Mechanical	1M-502	MECHANICAL DETAILS	7/6/2026	Phase 1C GMP Set
Mechanical	1M-503	MECHANICAL DETAILS	7/6/2026	Phase 1C GMP Set
Mechanical	1M-601	MECHANICAL SCHEDULES	7/6/2026	Phase 1C GMP Set
Mechanical	1M-602	MECHANICAL SCHEDULES	7/6/2026	Phase 1C GMP Set
Mechanical	1M-603	MECHANICAL SCHEDULES	7/6/2026	Phase 1C GMP Set
Mechanical	1M-701	MECHANICAL CONTROLS	7/6/2026	Phase 1C GMP Set
Mechanical	1M-702	MECHANICAL CONTROLS	7/6/2026	Phase 1C GMP Set
Mechanical	1M-703	MECHANICAL CONTROLS	7/6/2026	Phase 1C GMP Set
Mechanical	1M-704	MECHANICAL CONTROLS	7/6/2026	Phase 1C GMP Set
Mechanical	1M-705	MECHANICAL CONTROLS	7/6/2026	Phase 1C GMP Set
Mechanical	1M-706	MECHANICAL CONTROLS	7/6/2026	Phase 1C GMP Set
Mechanical	1M-707	MECHANICAL CONTROLS	7/6/2026	Phase 1C GMP Set
Mechanical	1M-708	MECHANICAL CONTROLS	7/6/2026	Phase 1C GMP Set
Mechanical	1M-801	COMCHECK COMPLIANCE	7/6/2026	Phase 1C GMP Set
Plumbing	1P-001	PLUMBING GENERAL NOTES, ABBREVIATIONS, AND LEGENDS	7/6/2026	Phase 1C GMP Set
Plumbing	1P-101	PLUMBING FLOOR PLANS LEVEL 1 & 2	7/6/2026	Phase 1C GMP Set
Plumbing	1P-101A	PLUMBING FLOOR PLAN LEVEL 1 SEGMENT A	7/6/2026	Phase 1C GMP Set
Plumbing	1P-101B	PLUMBING FLOOR PLAN LEVEL 1 SEGMENT B	7/6/2026	Phase 1C GMP Set
Plumbing	1P-401	PLUMBING ENLARGED PLANS	7/6/2026	Phase 1C GMP Set
Plumbing	1P-501	PLUMBING DETAILS	7/6/2026	Phase 1C GMP Set
Plumbing	1P-601	PLUMBING SCHEDULES	7/6/2026	Phase 1C GMP Set
Plumbing	1P-901	WASTE AND VENT RISER DIAGRAM	7/6/2026	Phase 1C GMP Set
Plumbing	1P-902	DOMESTIC WATER RISER DIAGRAMS	7/6/2026	Phase 1C GMP Set
Plumbing	1P-903	NATURAL GAS RISER DIAGRAM	7/6/2026	Phase 1C GMP Set
Electrical	1.00E-01	ELECTRICAL GENERAL NOTES AND ABBREVIATIONS	7/6/2026	Phase 1C GMP Set
Electrical	1.00E-02	ELECTRICAL LEGEND	7/6/2026	Phase 1C GMP Set
Electrical	1.00E-100	FLOOR PLANS - LEVELS 01 & MEZZANINE OVERALL	7/6/2026	Phase 1C GMP Set
Electrical	1E-101A	FLOOR PLANS - LIGHTING PLAN - LEVEL 01 SEGMENT A	7/6/2026	Phase 1C GMP Set
Electrical	1E-101B	FLOOR PLANS - LIGHTING PLAN - LEVEL 01 SEGMENT B	7/6/2026	Phase 1C GMP Set
Electrical	1E-102A	FLOOR PLANS - LIGHTING PLAN - MEZZANINE SEGMENT A	7/6/2026	Phase 1C GMP Set
Electrical	1E-102B	FLOOR PLANS - LIGHTING PLAN - MEZZANINE SEGMENT B	7/6/2026	Phase 1C GMP Set
Electrical	1E-111A	FLOOR PLANS - POWER PLAN - LEVEL 01 SEGMENT A	7/6/2026	Phase 1C GMP Set
Electrical	1E-111B	FLOOR PLANS - POWER PLAN - LEVEL 01 SEGMENT B	7/6/2026	Phase 1C GMP Set
Electrical	1E-112A	FLOOR PLANS - POWER PLAN - MEZZANINE SEGMENT A	7/6/2026	Phase 1C GMP Set
Electrical	1E-112B	FLOOR PLANS - POWER PLAN - MEZZANINE SEGMENT B	7/6/2026	Phase 1C GMP Set
Electrical	1E-121A	FLOOR PLANS - MECHANICAL POWER PLAN - LEVEL 01 SEGMENT A	7/6/2026	Phase 1C GMP Set
Electrical	1E-121B	FLOOR PLANS - MECHANICAL POWER PLAN - LEVEL 01 SEGMENT B	7/6/2026	Phase 1C GMP Set
Electrical	1E-122A	FLOOR PLANS - MECHANICAL POWER PLAN - MEZZANINE SEGMENT A	7/6/2026	Phase 1C GMP Set
Electrical	1E-122B	FLOOR PLANS - MECHANICAL POWER PLAN - MEZZANINE SEGMENT B	7/6/2026	Phase 1C GMP Set
Electrical	1.00E-123	FLOOR PLANS - MECHANICAL POWER PLAN - ROOF	7/6/2026	Phase 1C GMP Set
Electrical	1E-401	ENLARGED ELECTRICAL PLANS	7/6/2026	Phase 1C GMP Set
Electrical	1E-402	ENLARGED ELECTRICAL PLANS	7/6/2026	Phase 1C GMP Set
Electrical	1E-501	ELECTRICAL DETAILS	7/6/2026	Phase 1C GMP Set
Electrical	1E-502	ELECTRICAL DETAILS	7/6/2026	Phase 1C GMP Set
Electrical	1E-503	ELECTRICAL DETAILS	7/6/2026	Phase 1C GMP Set
Electrical	1E-601	ELECRICAL FEEDER SCHEDULES	7/6/2026	Phase 1C GMP Set
Electrical	1E-602	ELECTRICAL ONE-LINE DIAGRAM	7/6/2026	Phase 1C GMP Set
Electrical	1E-611	LUMINAIRE SCHEDULE	7/6/2026	Phase 1C GMP Set
Electrical	1E-612	MECHANICAL EQUIPMENT CONNECTION SCHEDULE	7/6/2026	Phase 1C GMP Set
Electrical	1E-613	MAINTENANCE EQUIPMENT CONNECTION SCHEDULE	7/6/2026	Phase 1C GMP Set
Electrical	1E-621	PANELBOARD SCHEDULES	7/6/2026	Phase 1C GMP Set

Electrical	1E-622	PANELBOARD SCHEDULES	7/6/2026	Phase 1C GMP Set
Electrical	1E-623	PANELBOARD SCHEDULES	7/6/2026	Phase 1C GMP Set
Electrical	1E-701	ENERGY CODE COMPLIANCE	7/6/2026	Phase 1C GMP Set
Telecommunications	1T-001	TELECOMMUNICATIONS GENERAL NOTES AND ABBREVIATIONS	7/6/2026	Phase 1C GMP Set
Telecommunications	1T-002	TELECOMMUNICATIONS LEGEND	7/6/2026	Phase 1C GMP Set
Telecommunications	1T-101A	TELECOMMUNICATIONS PLAN - LEVEL 01 SEGMENT A	7/6/2026	Phase 1C GMP Set
Telecommunications	1T-101B	TELECOMMUNICATIONS PLAN - LEVEL 01 SEGMENT B	7/6/2026	Phase 1C GMP Set
Telecommunications	1T-102A	TELECOMMUNICATIONS PLAN - MEZZANINE SEGMENT A	7/6/2026	Phase 1C GMP Set
Telecommunications	1T-111A	ELECTRONIC SECURITY SYSTEM PLAN - LEVEL 01 SEGMENT A	7/6/2026	Phase 1C GMP Set
Telecommunications	1T-111B	ELECTRONIC SECURITY SYSTEM PLAN - LEVEL 01 SEGMENT B	7/6/2026	Phase 1C GMP Set
Telecommunications	1T-112A	ELECTRONIC SECURITY SYSTEM PLAN - MEZZANINE SEGMENT A	7/6/2026	Phase 1C GMP Set
Telecommunications	1T-401	ENLARGED TELECOMMUNICATIONS ROOMS	7/6/2026	Phase 1C GMP Set
Telecommunications	1T-501	TELECOMMUNICATIONS DETAILS	7/6/2026	Phase 1C GMP Set
Telecommunications	1T-502	TELECOMMUNICATIONS DETAILS	7/6/2026	Phase 1C GMP Set
Telecommunications	1T-601	TELECOMMUNICATIONS RISER DIAGRAM	7/6/2026	Phase 1C GMP Set
Telecommunications	1T-602	ACCESS CONTROL RISER DIAGRAM	7/6/2026	Phase 1C GMP Set
Telecommunications	1T-603	TELECOMMUNICATIONS CCTV RISER DIAGRAM	7/6/2026	Phase 1C GMP Set
Equipment	1Q-001	EQUIPMENT SCHEDULE AND NOTES	7/6/2026	Phase 1C GMP Set
Equipment	1Q-101	OVERALL EQUIPMENT LAYOUT PLAN	7/6/2026	Phase 1C GMP Set
Equipment	1Q-101A	EQUPMENT LAYOUT PLAN - LEVEL 01 AREA A	7/6/2026	Phase 1C GMP Set
Equipment	1Q-101B	EQUIPMENT LAYOUT PLAN - LEVEL 01 AREA B	7/6/2026	Phase 1C GMP Set
Equipment	1Q-102A	EQUIPMENT LAYOUT PLAN - LEVEL 02 AREA A	7/6/2026	Phase 1C GMP Set
Equipment	1Q-301	EQUIPMENT SECTIONS	7/6/2026	Phase 1C GMP Set
Equipment	1Q-302	EQUIPMENT SECTIONS	7/6/2026	Phase 1C GMP Set
Equipment	1Q-401	EQUIPMENT ENLARGED PLANS	7/6/2026	Phase 1C GMP Set
Equipment	1Q-501	EQUIPMENT DETAILS	7/6/2026	Phase 1C GMP Set
Equipment	1Q-800	SIGNAGE & STRIPING NOTES & LEGEND	7/6/2026	Phase 1C GMP Set
Equipment	1Q-801	OVERALL SIGNAGE & STRIPING LAYOUT PLAN	7/6/2026	Phase 1C GMP Set
Equipment	1Q-801A	SIGNAGE & STRIPING LAYOUT PLAN	7/6/2026	Phase 1C GMP Set
Equipment	1Q-801B	SIGNAGE & STRIPING LAYOUT PLAN	7/6/2026	Phase 1C GMP Set
Equipment	1Q-802A	SIGNAGE & STRIPING LEVEL 02 LAYOUT PLAN	7/6/2026	Phase 1C GMP Set
Equipment	1QS-001	SERVICE EQUIPMENT NOTES & LEGEND	7/6/2026	Phase 1C GMP Set
Equipment	1QS-101	OVERALL SERVICE EQUIPMENT LAYOUT PLAN	7/6/2026	Phase 1C GMP Set
Equipment	1QS-101A	SERVICE EQUIPMENT LAYOUT PLAN - LEVEL 01 AREA A	7/6/2026	Phase 1C GMP Set
Equipment	1QS-101B	SERVICE EQUIPMENT LAYOUT PLAN - LEVEL 01 AREA B	7/6/2026	Phase 1C GMP Set
Equipment	1QS-102A	SERVICE EQUIPMENT LAYOUT PLAN - LEVEL 02 AREA A	7/6/2026	Phase 1C GMP Set
Equipment	1QS-301	SERVICE EQUIPMENT SECTIONS	7/6/2026	Phase 1C GMP Set
Equipment	1QS-401	SERVICE EQUIPMENT ENLARGED PLANS	7/6/2026	Phase 1C GMP Set
Equipment	1QS-501	SERVICE EQUIPMENT DETAILS	7/6/2026	Phase 1C GMP Set
Equipment	1QS-502	SERVICE EQUIPMENT DETAILS	7/6/2026	Phase 1C GMP Set
Fire Protection	1FA001	FIRE ALARM GENERAL NOTES & LEGEND	7/6/2026	Phase 1C GMP Set
Fire Protection	1FA101	FIRE ALARM FLOOR PLAN	7/6/2026	Phase 1C GMP Set
Fire Protection	1FA102	FIRE ALARM FLOOR PLAN	7/6/2026	Phase 1C GMP Set
Fire Protection	1FA201	FIRE ALARM FLOOR PLAN	7/6/2026	Phase 1C GMP Set
Fire Protection	1FA501	FIRE ALARM RISER DIAGRAM & OPERATIONAL MATRIX	7/6/2026	Phase 1C GMP Set
Fire Protection	1FX001	FIRE SUPPRESSION GENERAL NOTES & LEGEND	7/6/2026	Phase 1C GMP Set
Fire Protection	1FX101	FIRE SUPPRESSION FLOOR PLAN	7/6/2026	Phase 1C GMP Set
Fire Protection	1FX102	FIRE SUPPRESSION FLOOR PLAN	7/6/2026	Phase 1C GMP Set
Fire Protection	1FX201	FIRE SUPPRESSION FLOOR PLAN	7/6/2026	Phase 1C GMP Set
Fire Protection	1FX501	FIRE SUPPRESSION DETAILS	7/6/2026	Phase 1C GMP Set
Interiors	1I-101	FINISH FLOOR PLANS - LEVEL 01 & MEZZANINE (OVERALL)	7/6/2026	Phase 1C GMP Set
Interiors	1I-102	FINISH FLOOR PLANS - LEVEL 01 ENLARGED	7/6/2026	Phase 1C GMP Set
Interiors	1I-131	ROOM FINISH SCHEDULE & GENERAL NOTES	7/6/2026	Phase 1C GMP Set
Interiors	1I-201	SIGNAGE PLAN - LEVEL 01	7/6/2026	Phase 1C GMP Set
Interiors	1I-202	SIGNAGE PLAN - LEVEL 01 ENLARGED	7/6/2026	Phase 1C GMP Set
Interiors	1I-231	SIGNAGE SCHEDULE AND DETAILS	7/6/2026	Phase 1C GMP Set
Interiors	1I-301	FURNITURE PLAN - LEVEL 01	7/6/2026	Phase 1C GMP Set
Interiors	1I-302	FURNITURE PLAN - LEVEL 01 ENLARGED	7/6/2026	Phase 1C GMP Set

ENUMERATION OF DOCUMENTS - WASH BUILDING				
Discipline	**Drawing N**	**Drawing Title**	**Drawing Date**	**Set Name**
General	2G-001	COVER SHEET	7/6/2026	Phase 1C GMP Set
General	2G-002	SHEET INDEX	7/6/2026	Phase 1C GMP Set
General	2G-004	BUILDING CODE SUMMARY	7/6/2026	Phase 1C GMP Set
General	2G-101	LIFE SAFETY PLAN	7/6/2026	Phase 1C GMP Set
Structural	2S-001	DESIGN CRITERIA AND GENERAL NOTES 7/14/26	7/6/2026	Phase 1C GMP Addendum 01
Structural	2S-002	UPLIFT DIAGRAMS AND FOUNDATION DETAILS	7/6/2026	Phase 1C GMP Addendum 01
Structural	2S-101	FOUNDATION AND SLAB PLAN	7/6/2026	Phase 1C GMP Addendum 01
Structural	2S-102	ROOF FRAMING PLAN 7/14/26	7/6/2026	Phase 1C GMP Addendum 01
Structural	2S-201	FOUNDATION SECTIONS AND DETAILS	7/6/2026	Phase 1C GMP Addendum 01
Structural	2S-301	TILT-UP PANEL SECTIONS AND DETAILS	7/6/2026	Phase 1C GMP Addendum 01
Structural	2S-302	TILT-UP PANEL SECTIONS AND DETAILS	7/6/2026	Phase 1C GMP Addendum 01
Structural	2S-303	STRUCTURAL PANEL ELEVATIONS	7/6/2026	Phase 1C GMP Addendum 01
Structural	2S-304	STRUCTURAL PANEL ELEVATIONS	7/6/2026	Phase 1C GMP Addendum 01
Structural	2S-305	STRUCTURAL PANEL ELEVATIONS	7/6/2026	Phase 1C GMP Addendum 01
Structural	2S-401	ROOF FRAMING SECTIONS AND DETAILS	7/6/2026	Phase 1C GMP Addendum 01
Structural	2S-402	ROOF FRAMING SECTIONS AND DETAILS 7/14/26	7/6/2026	Phase 1C GMP Addendum 01
Architectural	2A-101	FLOOR PLAN	7/6/2026	Phase 1C GMP Set
Architectural	2A-131	REFLECTED CEILING PLAN	7/6/2026	Phase 1C GMP Set
Architectural	2A-151	ROOF PLAN & DETAILS	7/6/2026	Phase 1C GMP Set
Architectural	2A-201	EXTERIOR ELEVATIONS	7/6/2026	Phase 1C GMP Set
Architectural	2A-301	BUILDING SECTIONS	7/6/2026	Phase 1C GMP Set
Architectural	2A-351	WALL SECTIONS	7/6/2026	Phase 1C GMP Set
Architectural	2A-352	WALL SECTIONS	7/6/2026	Phase 1C GMP Set
Architectural	2A-601	DOOR SCHEDULE & DETAILS	7/6/2026	Phase 1C GMP Set
Mechanical	2M-001	MECHANICAL GENERAL NOTES AND DESIGN CRITERIA	7/6/2026	Phase 1C GMP Set
Mechanical	2M-002	MECHANICAL ABBREVIATIONS AND LEGENDS	7/6/2026	Phase 1C GMP Set
Mechanical	2M-101	MECHANICAL HVAC PLAN LEVEL 1	7/6/2026	Phase 1C GMP Set
Mechanical	2M-102	MECHANICAL HVAC ROOF PLAN	7/6/2026	Phase 1C GMP Set
Mechanical	2M-501	MECHANICAL DETAILS	7/6/2026	Phase 1C GMP Set
Mechanical	2M-601	MECHANICAL SCHEDULES	7/6/2026	Phase 1C GMP Set
Plumbing	2P-001	PLUMBING GENERAL NOTES, ABBREVIATIONS, AND LEGENDS	7/6/2026	Phase 1C GMP Set
Plumbing	2P-101	PLUMBING PLAN LEVEL 1	7/6/2026	Phase 1C GMP Set
Plumbing	2P-901	PLUMBING RISER DIAGRAMS	7/6/2026	Phase 1C GMP Set
Electrical	2.00E-01	ELECTRICAL GENERAL NOTES AND ABBREVIATIONS	7/6/2026	Phase 1C GMP Set
Electrical	2.00E-02	ELECTRICAL LEGEND	7/6/2026	Phase 1C GMP Set
Electrical	2.00E-101	LIGHTING PLAN	7/6/2026	Phase 1C GMP Set
Electrical	2.00E-111	POWER PLAN	7/6/2026	Phase 1C GMP Set
Electrical	2.00E-121	MECHANICAL POWER PLAN	7/6/2026	Phase 1C GMP Set
Electrical	2.00E-122	MECHANICAL POWER ROOF PLAN	7/6/2026	Phase 1C GMP Set
Electrical	2E-501	ELECTRICAL DETAILS	7/6/2026	Phase 1C GMP Set
Electrical	2E-502	ELECTRICAL DETAILS	7/6/2026	Phase 1C GMP Set
Electrical	2E-601	FEEDER SCHEDULES & ONE-LINE DIAGRAM	7/6/2026	Phase 1C GMP Set
Electrical	2E-612	ELECTRICAL SCHEDULES	7/6/2026	Phase 1C GMP Set
Electrical	2E-701	ENERGY CODE COMPLIANCE	7/6/2026	Phase 1C GMP Set
Telecommunications	2T-001	TELECOMMUNICATIONS GENERAL NOTES, ABBREVIATIONS & LEGEND	7/6/2026	Phase 1C GMP Set
Telecommunications	2T-101	TELECOMMUNICATIONS PLAN	7/6/2026	Phase 1C GMP Set
Telecommunications	2T-111	ELECTRONIC SECURITY SYSTEM PLAN	7/6/2026	Phase 1C GMP Set
Telecommunications	2T-501	TELECOMMUNICATIONS DETAILS	7/6/2026	Phase 1C GMP Set
Telecommunications	2T-502	TELECOMMUNICATIONS DETAILS	7/6/2026	Phase 1C GMP Set
Telecommunications	2T-601	TELECOMMUNICATIONS RISER DIAGRAM	7/6/2026	Phase 1C GMP Set
Telecommunications	2T-602	ACCESS CONTROL RISER DIAGRAM	7/6/2026	Phase 1C GMP Set
Telecommunications	2T-603	TELECOMMUNICATIONS CCTV RISER DIAGRAM	7/6/2026	Phase 1C GMP Set
Equipment	2Q-001	EQUIPMENT SCHEDULE AND NOTES	7/6/2026	Phase 1C GMP Set
Equipment	2Q-101	EQUIPMENT LAYOUT PLAN - WASH - LEVEL 01	7/6/2026	Phase 1C GMP Set
Equipment	2Q-501	EQUIPMENT DETAILS	7/6/2026	Phase 1C GMP Set
Equipment	2Q-800	SIGNAGE & STRIPING WASH LAYOUT PLAN	7/6/2026	Phase 1C GMP Set
Equipment	2QS-200	SERVICE EQUIPMENT LAYOUT PLAN - WASH BUILDING	7/6/2026	Phase 1C GMP Set

ENUMERATION OF DOCUMENTS - SITE				
Discipline	**Drawing No.**	**Drawing Title**	**Drawing Date**	**Set Name**
General	G-001	COVER SHEET - PHASE 1	2/4/2025	Site Development Permit Set
General	G-002	SHEET INDEX- PHASE 1	2/4/2025	Site Development Permit Set
Civil	C01	COVER SHEET	1/27/2025	Site Development Permit Set
Civil	C02	GENERAL NOTES	1/27/2025	Site Development Permit Set
Civil	C03	AERIAL PLAN	1/27/2025	Site Development Permit Set
Civil	C04	EXISTING CONDITIONS	1/27/2025	Site Development Permit Set
Civil	C05.0	OVERALL SITE PLAN PHASE 1	1/27/2025	Site Development Permit Set
Civil	C05.1	SITE PLAN 1	1/27/2025	Site Development Permit Set
Civil	C05.2	SITE PLAN 2	1/27/2025	Site Development Permit Set
Civil	C05.3	STRIPING AND SIGNAGE PLAN	6/25/2025	RFI PB-19
Civil	C05.4	STRIPING AND AND SIGNAGE PLAN	6/25/2025	RFI PB-19
Civil	C05.5	JOINTING PLAN	8/6/2025	RFI-17 - Jointing Plan
Civil	C05.6	JOINTING PLAN	8/6/2025	RFI-17 - Jointing Plan
Civil	C06.0	MASTER PAVING, GRADING, AND DRAINAGE PLAN	1/27/2025	Site Development Permit Set
Civil	C06.1	PAVING, GRADING, AND DRAINAGE PLAN 1	1/27/2025	Site Development Permit Set
Civil	C06.2	PAVING, GRADING, AND DRAINAGE PLAN 2	1/27/2025	Site Development Permit Set
Civil	C06.3	TYPICAL CROSS SECTIONS	1/27/2025	Site Development Permit Set
Civil	C06.4	TYPICAL CROSS SECTIONS	1/27/2025	Site Development Permit Set
Civil	C06.5	TYPICAL CROSS SECTIONS	1/27/2025	Site Development Permit Set
Civil	C06.6	PLAN AND PROFILE	1/27/2025	Site Development Permit Set
Civil	C06.7	PLAN AND PROFILE	1/27/2025	Site Development Permit Set
Civil	C06.8	PLAN AND PROFILE	1/27/2025	Site Development Permit Set
Civil	C.06.10	STORM PROFILES	7/30/2025	RFI-15 - Utility Profiles
Civil	C.06.11	STORM PROFILES	7/30/2025	RFI-15 - Utility Profiles
Civil	C.06.12	STORM PROFILES	7/30/2025	RFI-15 - Utility Profiles
Civil	C.06.13	STORM PROFILES	7/30/2025	RFI-15 - Utility Profiles
Civil	C.06.14	STORM PROFILES	7/30/2025	RFI-15 - Utility Profiles
Civil	C07.0	EROSION AND SEDIMENT CONTROL PLAN	1/27/2025	Site Development Permit Set
Civil	C8.0	GENERAL DETAILS	1/27/2025	Site Development Permit Set
Civil	C8.1	DRAINAGE DETAILS	1/27/2025	Site Development Permit Set
Civil	C.08.2	GENERAL DETAILS	12/9/2025	RFI-21
Civil	C.08.3	GENERAL DETAILS	6/25/2025	RFI PB-19
Civil	C.08.4	GENERAL DETAILS	6/25/2025	RFI PB-19
Civil	C.08.5	GENERAL DETAILS	6/25/2025	RFI PB-19
Civil	C.08.6	GENERAL DETAILS	8/6/2025	RFI-17 - Jointing Plan
Civil	C.08.7	GENERAL DETAILS	8/6/2025	ASI 03
Civil	C09.0	UTILITY PLAN	9/26/2025	ASI 04 - Phase 1A
Civil	C09.0-Hydrant	UTILITY PLAN	1/27/2025	Site Development Permit Set
Civil	C09.1	UTILITY PLAN	7/2/2025	ASI 01 Rev 2
Civil	C09.1-Hydrant	UTILITY PLAN	1/27/2025	Site Development Permit Set
Civil	C.10.0	WATER NOTES AND DETAILS	1/27/2025	Site Development Permit Set
Civil	C.10.1	WATER NOTES AND DETAILS	1/27/2025	Site Development Permit Set
Civil	C.10.2	WATER NOTES AND DETAILS	7/2/2025	ASI 01 Rev 2
Civil	C.11.0	WASTE WATER NOTES AND DETAILS	1/27/2025	Site Development Permit Set
Civil	C.11.1	WASTE WATER NOTES AND DETAILS	1/27/2025	Site Development Permit Set
Civil	C.12.0	LIFT STATION DETAILS	1/27/2025	Site Development Permit Set
Civil	C.12.1	LIFT STATION DETAILS	1/27/2025	Site Development Permit Set
Civil	C13.0	FIRE APPARATUS AUTOTURN EXHIBIT	1/27/2025	Site Development Permit Set
Landscape	IR101	DELEGATED IRRIGATION PLAN	7/6/2026	Phase 1C GMP Set
Landscape	IR102	DELEGATED IRRIGATION PLAN	7/6/2026	Phase 1C GMP Set
Landscape	L-001	LANDSCAPE GENERAL NOTES	7/6/2026	Phase 1C GMP Set
Landscape	L-501	LANDSCAPE DETAILS	7/6/2026	Phase 1C GMP Set
Landscape	LP100	LANDSCAPE PLAN - OVERALL	7/6/2026	Phase 1C GMP Set
Landscape	LP101	LANDSCAPE PLAN	7/6/2026	Phase 1C GMP Set
Landscape	LP102	LANDSCAPE PLAN	7/6/2026	Phase 1C GMP Set
Electrical	E-001	ELECTRICAL GENERAL NOTES AND ABBREVIATIONS	6/12/2024	100% Construction Documents
Electrical	E-002	ELECTRICAL LEGEND	6/12/2024	100% Construction Documents
Electrical	E-501	ELECTRICAL DETAILS	6/12/2024	100% Construction Documents
Electrical	ES001	ELECTRICAL GENERAL NOTES AND ABBREVIATIONS	8/16/2024	100% Construction Documents - Updated
Electrical	ES002	ELECTRICAL LEGEND	8/16/2024	100% Construction Documents - Updated
Electrical	ES100	OVERALL ELECTRICAL SITE PLAN	2/4/2025	Site Development Permit Set
Electrical	ES100G	OVERALL SITE	1/27/2025	Site Development Permit Set
Electrical	ES101	WASH BUILDING - LIGHTING AND POWER SITE PLAN	5/15/2025	ASI 02
Electrical	ES101G	WASH BUILDING - PHOTOMETRICS	1/27/2025	Site Development Permit Set
Electrical	ES102	MAINTENANCE BUILDING- LIGHTING AND POWER SITE PLAN	8/6/2025	ASI 03

Electrical	ES102G	BUILDING - PHOTOMETRICS	1/27/2025	Site Development Permit Set
Electrical	ES103	FUELING- LIGHTING AND POWER SITE PLAN	9/26/2025	ASI 04 - Phase 1A
Electrical	ES103G	FUELING - PHOTOMETRICS	1/27/2025	Site Development Permit Set
Electrical	ES501	ELECTRICAL DETAILS	2/4/2025	Site Development Permit Set
Telecommunications	T-001	TELECOMMUNICATIONS GENERAL NOTES, ABBREVIATIONS & LEGEND	6/12/2024	100% Construction Documents
Telecommunications	T-501	TELECOMMUNICATIONS DETAILS	6/12/2024	100% Construction Documents
Telecommunications	T-502	TELECOMMUNICATIONS DETAILS	1/24/2024	90% Construction Documents
Telecommunications	TS100	OVERALL TELECOMMUNICATIONS SITE PLAN	1/27/2025	Site Development Permit Set
Telecommunications	TS101	WASH BUILDING - TELECOMMUNICATIONS SITE PLAN	8/6/2025	ASI 03
Telecommunications	TS102	MAINTENANCE BUILDING - TELECOMMUNICATIONS SITE PLAN	9/26/2025	ASI 04 - Phase 1A
Telecommunications	TS103	FUELING - TELECOMMUNICATIONS SITE PLAN	9/26/2025	ASI 04 - Phase 1A
Telecommunications	TS501	TELECOMMUNICATIONS DETAILS	9/26/2025	ASI 04 - Phase 1A

ENUMERATION OF DOCUMENTS - PROJECT SPECIFICATIONS				
Division	**Number**	**Description**	**Issued Date**	**Set**
00 - Procurement and Contracting Requirements	00 01 10	Table of Contents	7/6/2026	Phase 1C GMP
01 - General Requirements	01 81 13	SUSTAINABLE CONSTRUCTION REQUIREMENTS Pt. 1	7/6/2026	Phase 1C GMP
01 - General Requirements	01 90 00	Geotechnical Report	4/30/2025	100% GMP Set
01 - General Requirements	01 91 00	Commissioning	7/6/2026	Phase 1C GMP
01 - General Requirements	01 35 46	Indoor Air Quality Management	7/6/2026	Phase 1C GMP
01 - General Requirements	01 40 00	Quality Requirements	2/23/2024	Project Manual - 90% Documents
01 - General Requirements	01 73 80	Site Waste Management Program	7/6/2026	Phase 1C GMP
02 - Existing Conditions	02 24 23	Chemical Sampling and Analysis of Soils	4/30/2025	100% GMP Set
03 - Concrete	03 30 00	Cast-in-Place Concrete	4/30/2025	100% GMP Set
03 - Concrete	03 47 13	TILIT-UP CONCRETE	7/6/2026	Phase 1C GMP
04 - Masonry	04 20 00	UNIT MASONRY	7/6/2026	Phase 1C GMP
05 - Metals	05 21 00	STEEL JOIST FRAMING	7/6/2026	Phase 1C GMP
05 - Metals	05 31 00	STEEL DECKING	7/6/2026	Phase 1C GMP
05 - Metals	05 12 00	Structural Steel Framing	7/6/2026	Phase 1C GMP
05 - Metals	05 50 00	METAL FABRICATIONS	7/6/2026	Phase 1C GMP
05 - Metals	05 51 13	METAL PAN STAIRS	7/6/2026	Phase 1C GMP
05 - Metals	05 51 19	METAL GRATING STAIRS	7/6/2026	Phase 1C GMP
05 - Metals	05 52 13	PIPE AND TUBE RAILINGS	7/6/2026	Phase 1C GMP
06 - Wood, Plastics, and Composites	06 10 00	ROUGH CARPENTRY	7/6/2026	Phase 1C GMP
06 - Wood, Plastics, and Composites	06 42 19	PLASTIC-LAMINATE-FACED WOOD PANELING	7/6/2026	Phase 1C GMP
07 - Thermal and Moisture Protection	07 21 00	THERMAL INSULATION	7/6/2026	Phase 1C GMP
07 - Thermal and Moisture Protection	07 41 13	Metal Roof Panels	4/30/2025	100% GMP Set
07 - Thermal and Moisture Protection	07 41 13.16	Standing-Seam Metal Roof Panels	7/6/2026	Phase 1C GMP
07 - Thermal and Moisture Protection	07 42 13	Metal Wall Panels		100% GMP Set
07 - Thermal and Moisture Protection	07 42 13.19	Insulated Metal Wall Panels	7/6/2026	Phase 1C GMP
07 - Thermal and Moisture Protection	07 54 23	THERMOPLASTIC-POLYOLEFIN (TPO) ROOFING	7/6/2026	Phase 1C GMP
07 - Thermal and Moisture Protection	07 62 00	SHEET METAL FLASHING AND TRIM	7/6/2026	Phase 1C GMP
07 - Thermal and Moisture Protection	07 71 00	ROOF SPECIALTIES	7/6/2026	Phase 1C GMP
07 - Thermal and Moisture Protection	07 72 00	ROOF ACCESSORIES	7/6/2026	Phase 1C GMP
07 - Thermal and Moisture Protection	07 92 00	JOINT SEALANTS	7/6/2026	Phase 1C GMP
08 - Openings	08 45 23	INSULATED TRANSLUCENT FIBERGLASS SANDWICH PANEL	7/6/2026	Phase 1C GMP
08 - Openings	08 11 13	HOLLOW METAL DOORS AND FRAMES	7/6/2026	Phase 1C GMP
08 - Openings	08 14 16	FLUSH WOOD DOORS	7/6/2026	Phase 1C GMP
08 - Openings	08 33 23	OVERHEAD COILING DOORS	7/6/2026	Phase 1C GMP
08 - Openings	08 36 13	SECTIONAL DOORS	4/30/2025	100% GMP Set
08 - Openings	08 41 13	ALUMINUM-FRAMED ENTRANCES AND STOREFRONTS	7/6/2026	Phase 1C GMP
08 - Openings	08 71 00	DOOR HARDWARE	7/6/2026	Phase 1C GMP
08 - Openings	08 80 00	GLAZING	7/6/2026	Phase 1C GMP
08 - Openings	08 91 19	FIXED LOUVERS	7/6/2026	Phase 1C GMP
09 - Finishes	09 22 16	NON-STRUCTURAL METAL FRAMING	7/6/2026	Phase 1C GMP
09 - Finishes	09 29 00	GYPSUM BOARD	7/6/2026	Phase 1C GMP
09 - Finishes	09 30 13	CERAMIC TILING	7/6/2026	Phase 1C GMP
09 - Finishes	09 51 23	ACOUSTICAL TILE CEILINGS	7/6/2026	Phase 1C GMP
09 - Finishes	09 54 26	SUSPENDED WOOD CEILINGS	7/6/2026	Phase 1C GMP
09 - Finishes	09 65 13	RESILIENT BASE AND ACCESSORIES	7/6/2026	Phase 1C GMP
09 - Finishes	09 65 19	RESILIENT TILE FLOORING	7/6/2026	Phase 1C GMP
09 - Finishes	09 67 23	RESINOUS FLOORING	7/6/2026	Phase 1C GMP
09 - Finishes	09 68 13	TILE CARPETING	7/6/2026	Phase 1C GMP
09 - Finishes	09 91 23	INTERIOR PAINTING	7/6/2026	Phase 1C GMP
09 - Finishes	09 96 00	HIGH-PERFORMANCE COATINGS	7/6/2026	Phase 1C GMP
10 - Specialties	10 56 00	STORAGE EQUIPMENT	7/6/2026	Phase 1C GMP
10 - Specialties	10 21 13	Toilet Compartments		100% GMP Set
10 - Specialties	10 21 13.19	Plastic Toilet Compartments	7/6/2026	Phase 1C GMP
10 - Specialties	10 28 00	TOILET, BATH, AND LAUNDRY ACCESSORIES	7/6/2026	Phase 1C GMP
10 - Specialties	10 44 13	FIRE PROTECTION CABINETS	7/6/2026	Phase 1C GMP
10 - Specialties	10 44 16	FIRE EXTINGUISHERS	7/6/2026	Phase 1C GMP
10 - Specialties	10 73 00	OVERHEAD SUPPORTED ALUMINUM CANOPY	7/6/2026	Phase 1C GMP
11 - Equipment	11 11 00	VEHICLE SERVICE EQUIPMENT	7/6/2026	Phase 1C GMP
11 - Equipment	11 11 13	COMPRESSED AIR VEHICLE SERVICE EQUIPMENT	7/6/2026	Phase 1C GMP
11 - Equipment	11 11 26	VEHICLE WASH EQUIPMENT	7/6/2026	Phase 1C GMP
11 - Equipment	11 11 29	VEHICLE SHOP EQUIPMENT	7/6/2026	Phase 1C GMP
11 - Equipment	11 11 40	RELOCATION OF EXISTING EQUIPMENT DIRECTIVES	7/6/2026	Phase 1C GMP
11 - Equipment	11 24 19	VACUUM EQUIPMENT	7/6/2026	Phase 1C GMP
12 - Furnishings	12 24 13	ROLLER WINDOW SHADES	7/6/2026	Phase 1C GMP
12 - Furnishings	12 36 61	Simulated Stone Countertops		100% GMP Set
12 - Furnishings	12 36 61.16	Solid Surfacing Countertops	7/6/2026	Phase 1C GMP
12 - Furnishings	12 36 61.19	Quartz Agglomerate Countertops	7/6/2026	Phase 1C GMP
13 - Special Construction	13 12 50	METAL BUILDING SYSTEMS	7/6/2026	Phase 1C GMP
13 - Special Construction	13 12 50.R1	METAL BUILDING SYSTEMS R1	4/30/2025	100% GMP Set
14 - Conveying Equipment	14 45 00	VEHICLE LIFTS	7/6/2026	Phase 1C GMP
21 - Fire Suppression	21 05 00	COMMON WORK RESULTS FOR FIRE SUPPRESSION	7/6/2026	Phase 1C GMP
21 - Fire Suppression	21 05 23	GENERAL-DUTY VALVES FOR WATER-BASED FIRE-SUPPRESSION PIPING	7/6/2026	Phase 1C GMP
21 - Fire Suppression	21 05 29	HANGERS AND SUPPORTS FOR FIRE-SUPPRESSION PIPING AND EQUIPMENT	7/6/2026	Phase 1C GMP
21 - Fire Suppression	21 05 53	IDENTIFICATION FOR FIRE-SUPPRESSION PIPING AND EQUIPMENT	7/6/2026	Phase 1C GMP
21 - Fire Suppression	21 11 19	FIRE DEPARTMENT CONNECTIONS	7/6/2026	Phase 1C GMP
21 - Fire Suppression	21 13 13	WET-PIPE SPRINKLER SYSTEMS	7/6/2026	Phase 1C GMP
21 - Fire Suppression	211316	DRY-PIPE SPRINKLER SYSTEMS	7/6/2026	Phase 1C GMP
21 - Fire Suppression	213113	ELECTRIC-DRIVE, CENTRIFUGAL FIRE PUMPS	7/6/2026	Phase 1C GMP
22 - Plumbing	220500	COMMON WORK RESULTS FOR PLUMBING	7/6/2026	Phase 1C GMP

22 - Plumbing	220523	GENERAL-DUTY VALVES FOR PLUMBING PIPING	7/6/2026	Phase 1C GMP
22 - Plumbing	220529	HANGERS AND SUPPORTS FOR PLUMBING PIPING AND EQUIPMENT	7/6/2026	Phase 1C GMP
22 - Plumbing	220548	Vibration and Seismic Controls for Plumbing Piping and Equipment	4/30/2025	100% GMP Set
22 - Plumbing	220548.13	Vibration Controls for Plumbing Piping and Equipment	7/6/2026	Phase 1C GMP
22 - Plumbing	220553	IDENTIFICATION FOR PLUMBING PIPING AND EQUIPMENT	7/6/2026	Phase 1C GMP
22 - Plumbing	220593	TESTING, ADJUSTING, AND BALANCING FOR PLUMBING	7/6/2026	Phase 1C GMP
22 - Plumbing	220719	PLUMBING PIPING INSULATION	7/6/2026	Phase 1C GMP
22 - Plumbing	221116	DOMESTIC WATER PIPING	7/6/2026	Phase 1C GMP
22 - Plumbing	221119	DOMESTIC WATER PIPING SPECIALTIES	7/6/2026	Phase 1C GMP
22 - Plumbing	221123	Domestic Water Pumps		100% GMP Set
22 - Plumbing	221123.21	Inline, Domestic Water Pumps	7/6/2026	Phase 1C GMP
22 - Plumbing	221316	SANITARY WASTE AND VENT PIPING	7/6/2026	Phase 1C GMP
22 - Plumbing	221319	SANITARY WASTE PIPING SPECIALTIES	7/6/2026	Phase 1C GMP
22 - Plumbing	221319.13	Sanitary Drains	7/6/2026	Phase 1C GMP
22 - Plumbing	223300	ELECTRIC, DOMESTIC-WATER HEATERS	7/6/2026	Phase 1C GMP
22 - Plumbing	223400	FUEL-FIRED, DOMESTIC-WATER HEATERS	7/6/2026	Phase 1C GMP
22 - Plumbing	224200	COMMERCIAL PLUMBING FIXTURES	7/6/2026	Phase 1C GMP
22 - Plumbing	224500	EMERGENCY PLUMBING FIXTURES	7/6/2026	Phase 1C GMP
22 - Plumbing	224700	DRINKING FOUNTAINS AND WATER COOLERS	7/6/2026	Phase 1C GMP
23 - Heating, Ventilating, and Air Conditioning (HVAC)	230500	COMMON WORK RESULTS FOR HVAC	7/6/2026	Phase 1C GMP
23 - Heating, Ventilating, and Air Conditioning (HVAC)	230529	HANGERS AND SUPPORTS FOR HVAC PIPING AND EQUIPMENT	7/6/2026	Phase 1C GMP
23 - Heating, Ventilating, and Air Conditioning (HVAC)	230548	Vibration and Seismic Controls for HVAC		100% GMP Set
23 - Heating, Ventilating, and Air Conditioning (HVAC)	230548.13	Vibration Controls for HVAC	7/6/2026	Phase 1C GMP
23 - Heating, Ventilating, and Air Conditioning (HVAC)	230553	IDENTIFICATION FOR HVAC PIPING AND EQUIPMENT	7/6/2026	Phase 1C GMP
23 - Heating, Ventilating, and Air Conditioning (HVAC)	230593	TESTING, ADJUSTING, AND BALANCING FOR HVAC	7/6/2026	Phase 1C GMP
23 - Heating, Ventilating, and Air Conditioning (HVAC)	230713	DUCT INSULATION	7/6/2026	Phase 1C GMP
23 - Heating, Ventilating, and Air Conditioning (HVAC)	230716	HVAC EQUIPMENT INSULATION	7/6/2026	Phase 1C GMP
23 - Heating, Ventilating, and Air Conditioning (HVAC)	230719	HVAC PIPING INSULATION	7/6/2026	Phase 1C GMP
23 - Heating, Ventilating, and Air Conditioning (HVAC)	230923	DIRECT DIGITAL CONTROL (DDC) SYSTEM FOR HVAC	7/6/2026	Phase 1C GMP
23 - Heating, Ventilating, and Air Conditioning (HVAC)	230923.19	Moisture Instruments	7/6/2026	Phase 1C GMP
23 - Heating, Ventilating, and Air Conditioning (HVAC)	230923.23	Pressure Instruments	7/6/2026	Phase 1C GMP
23 - Heating, Ventilating, and Air Conditioning (HVAC)	230923.27	Temperature Instruments	7/6/2026	Phase 1C GMP
23 - Heating, Ventilating, and Air Conditioning (HVAC)	231123	FACILITY NATURAL-GAS PIPING	7/6/2026	Phase 1C GMP
23 - Heating, Ventilating, and Air Conditioning (HVAC)	232300	REFRIGERANT PIPING	7/6/2026	Phase 1C GMP
23 - Heating, Ventilating, and Air Conditioning (HVAC)	233113	METAL DUCTS	7/6/2026	Phase 1C GMP
23 - Heating, Ventilating, and Air Conditioning (HVAC)	233300	AIR DUCT ACCESSORIES	7/6/2026	Phase 1C GMP
23 - Heating, Ventilating, and Air Conditioning (HVAC)	233346	FLEXIBLE DUCTS	7/6/2026	Phase 1C GMP
23 - Heating, Ventilating, and Air Conditioning (HVAC)	233400	HVAC FANS	7/6/2026	Phase 1C GMP
23 - Heating, Ventilating, and Air Conditioning (HVAC)	233439	HIGH-VOLUME, LOW-SPEED FANS	7/6/2026	Phase 1C GMP
23 - Heating, Ventilating, and Air Conditioning (HVAC)	233600	AIR TERMINAL UNITS	7/6/2026	Phase 1C GMP
23 - Heating, Ventilating, and Air Conditioning (HVAC)	233713	Diffusers, Registers, and Grilles		100% GMP Set
23 - Heating, Ventilating, and Air Conditioning (HVAC)	233713.13	Air Diffusers	7/6/2026	Phase 1C GMP
23 - Heating, Ventilating, and Air Conditioning (HVAC)	233713.23	Registers and Grilles	7/6/2026	Phase 1C GMP
23 - Heating, Ventilating, and Air Conditioning (HVAC)	235123	GAS VENTS	7/6/2026	Phase 1C GMP
23 - Heating, Ventilating, and Air Conditioning (HVAC)	235523	Gas-Fired Radiant Heaters		100% GMP Set
23 - Heating, Ventilating, and Air Conditioning (HVAC)	235523.13	Low-Intensity, Gas-Fired, Radiant Heaters	7/6/2026	Phase 1C GMP
23 - Heating, Ventilating, and Air Conditioning (HVAC)	237416.11	Packaged, Small-Capacity, Rooftop Air-Conditioning Units	7/6/2026	Phase 1C GMP
23 - Heating, Ventilating, and Air Conditioning (HVAC)	238126	SPLIT-SYSTEM AIR-CONDITIONERS	7/6/2026	Phase 1C GMP
23 - Heating, Ventilating, and Air Conditioning (HVAC)	238126.1	Ductless Split Systems	7/6/2026	Phase 1C GMP
23 - Heating, Ventilating, and Air Conditioning (HVAC)	238239	Unit Heaters		100% GMP Set
23 - Heating, Ventilating, and Air Conditioning (HVAC)	238239.19	Wall and Ceiling Unit Heaters	7/6/2026	Phase 1C GMP
26 - Electrical	260010	SUPPLEMENTAL REQUIREMENTS FOR ELECTRICAL	7/6/2026	Phase 1C GMP
26 - Electrical	260011	FACILITY PERFORMANCE REQUIREMENTS FOR ELECTRICAL	7/6/2026	Phase 1C GMP
26 - Electrical	260519	LOW-VOLTAGE ELECTRICAL POWER CONDUCTORS AND CABLES	7/6/2026	Phase 1C GMP
26 - Electrical	260523	Control-Voltage Electrical Power Cables		100% GMP Set
26 - Electrical	260526	GROUNDING AND BONDING FOR ELECTRICAL SYSTEMS	7/6/2026	Phase 1C GMP
26 - Electrical	260529	HANGERS AND SUPPORTS FOR ELECTRICAL SYSTEMS	7/6/2026	Phase 1C GMP
26 - Electrical	260533	Raceway and Boxes for Electrical Systems	4/30/2025	100% GMP Set
26 - Electrical	260533.13	Conduits for Electrical Systems	7/6/2026	Phase 1C GMP
26 - Electrical	260533.16	BOXES AND COVERS FOR ELECTRICAL SYSTEMS	7/6/2026	Phase 1C GMP
26 - Electrical	260543	UNDERGROUND DUCTS AND RACEWAYS FOR ELECTRICAL SYSTEMS	7/6/2026	Phase 1C GMP
26 - Electrical	260544	SLEEVES AND SLEEVE SEALS FOR ELECTRICAL RACEWAYS AND CABLING	7/6/2026	Phase 1C GMP
26 - Electrical	260553	IDENTIFICATION FOR ELECTRICAL SYSTEMS	7/6/2026	Phase 1C GMP
26 - Electrical	260923	LIGHTING CONTROL DEVICES	7/6/2026	Phase 1C GMP
26 - Electrical	262416	PANELBOARDS	7/6/2026	Phase 1C GMP
26 - Electrical	262726	WIRING DEVICES	7/6/2026	Phase 1C GMP
26 - Electrical	262813	FUSES	7/6/2026	Phase 1C GMP
26 - Electrical	262816	ENCLOSED SWITCHES AND CIRCUIT BREAKERS	7/6/2026	Phase 1C GMP
26 - Electrical	262913	Enclosed Controllers		100% GMP Set
26 - Electrical	262913.03	Manual and Magnetic Motor Controllers	7/6/2026	Phase 1C GMP
26 - Electrical	262933	CONTROLLERS FOR FIRE PUMP DRIVERS	7/6/2026	Phase 1C GMP
26 - Electrical	263213	Engine Generators		100% GMP Set
26 - Electrical	263213.16	Gas Engine Driven Generators Sets	7/6/2026	Phase 1C GMP
26 - Electrical	263343	BATTERY CHARGERS	7/6/2026	Phase 1C GMP
26 - Electrical	263600	TRANSFER SWITCHES	7/6/2026	Phase 1C GMP
26 - Electrical	264113	LIGHTNING PROTECTION FOR STRUCTURES	7/6/2026	Phase 1C GMP
26 - Electrical	264313	SURGE PROTECTIVE DEVICES FOR LOW-VOLTAGE ELECTRICAL POWER CIRCUITS	7/6/2026	Phase 1C GMP
26 - Electrical	265119	LED INTERIOR LIGHTING	7/6/2026	Phase 1C GMP
26 - Electrical	265213	EMERGENCY AND EXIT LIGHTING	7/6/2026	Phase 1C GMP
26 - Electrical	265619	LED EXTERIOR LIGHTING	7/6/2026	Phase 1C GMP
27 - Communications	27 11 19	COMMUNICATIONS TERMINATIONS BLOCKS AND PATCH PANELS	4/30/2025	100% GMP Set
27 - Communications	27 11 26	COMMUNICATIONS RACK MOUNTED POWER DISTRIBUTION	4/30/2025	100% GMP Set

27 - Communications	270000	Communications	4/30/2025	100% GMP Set
27 - Communications	270010	SUPPLEMENTAL REQUIREMENTS FOR COMMUNICATIONS	7/6/2026	Phase 1C GMP
27 - Communications	270500	COMMON WORK RESULTS FOR COMMUNICATIONS SYSTEMS	4/30/2025	100% GMP Set
27 - Communications	270526	GROUNDING AND BONDING FOR COMMUNICATIONS SYSTEMS	7/6/2026	Phase 1C GMP
27 - Communications	270528	PATHWAYS FOR COMMUNICATIONS SYSTEMS	7/6/2026	Phase 1C GMP
27 - Communications	270529	HANGERS AND SUPPORTS FOR COMMUNICATIONS SYSTEMS	7/6/2026	Phase 1C GMP
27 - Communications	270536	CABLE TRAYS FOR COMMUNICATIONS SYSTEMS	7/6/2026	Phase 1C GMP
27 - Communications	270543	UNDERGROUND DUCTS AND RACEWAYS FOR COMMUNICATIONS SYSTEMS	7/6/2026	Phase 1C GMP
27 - Communications	270544	SLEEVES AND SLEEVE SEALS FOR COMMUNICATIONS PATHWAYS AND CABLING	7/6/2026	Phase 1C GMP
27 - Communications	270553	IDENTIFICATION FOR COMMUNICATIONS SYSTEMS	7/6/2026	Phase 1C GMP
27 - Communications	270800	COMMISSIONING OF COMMUNICATIONS SYSTEMS	4/30/2025	100% GMP Set
27 - Communications	271100	COMMUNICATIONS EQUIPMENT ROOM FITTINGS	7/6/2026	Phase 1C GMP
27 - Communications	271113	COMMUNICATIONS ENTRANCE PROTECTION	4/30/2025	100% GMP Set
27 - Communications	271116	COMMUNICATIONS RACKS, FRAMES, AND ENCLOSURES	7/6/2026	Phase 1C GMP
27 - Communications	271123	COMMUNICATIONS CABLE MANAGEMENT AND LADDER RACK	4/30/2025	100% GMP Set
27 - Communications	271313	COMMUNICATIONS COPPER BACKBONE CABLING	7/6/2026	Phase 1C GMP
27 - Communications	271323	COMMUNICATIONS OPTICAL FIBER BACKBONE CABLING	7/6/2026	Phase 1C GMP
27 - Communications	271513	COMMUNICATIONS COPPER HORIZONTAL CABLING	7/6/2026	Phase 1C GMP
27 - Communications	271523	COMMUNICATIONS OPTICAL FIBER HORIZONTAL CABLING	7/6/2026	Phase 1C GMP
27 - Communications	271543	COMMUNICATIONS FACEPLATES AND CONNECTORS	4/30/2025	100% GMP Set
27 - Communications	271619	COMMUNICATIONS PATCH CORDS AND WORKSTATION CORDS	4/30/2025	100% GMP Set
27 - Communications	272133	DATA COMMUNICATIONS WIRELESS ACCESS POINTS	4/30/2025	100% GMP Set
27 - Communications	274100	Audio-Video Systems	4/30/2025	100% GMP Set
28 - Electronic Safety and Security	280000	Electronic Safety and Security	4/30/2025	100% GMP Set
28 - Electronic Safety and Security	280500	Common Work Results for Electronic Safety and Security	4/30/2025	100% GMP Set
28 - Electronic Safety and Security	280513	CONDUCTIORS AND CABLES FOR ELECTRONIC SAFETY AND SECURITY	4/30/2025	100% GMP Set
28 - Electronic Safety and Security	280800	COMMISSIONING OF ELECTRONIC SAFETY AND SECURITY SYSTEMS	4/30/2025	100% GMP Set
28 - Electronic Safety and Security	281300	ACCESS CONTROL	4/30/2025	100% GMP Set
28 - Electronic Safety and Security	282300	CCTV AND VIDEO SURVEILLANCE	4/30/2025	100% GMP Set
28 - Electronic Safety and Security	284621.11	Addressable Fire-Alarm Systems	7/6/2026	Phase 1C GMP
28 - Electronic Safety and Security	285500	FIRE STATION ALERTING SYSTEM	4/30/2025	100% GMP Set
32 - Exterior Improvements	32 9200	TURF AND LAWN GRASSES	7/6/2026	Phase 1C GMP
32 - Exterior Improvements	323113	Chain Link Fences and Gates	9/27/2024	Fence Spec
32 - Exterior Improvements	328400	PLANTING IRRIGATION	7/6/2026	Phase 1C GMP
32 - Exterior Improvements	329300	PLANTS	7/6/2026	Phase 1C GMP
33 - Utilities	330010	FDOT Details	8/28/2024	100% S&S
33 - Utilities	330020	CoPC - Standard IT Construction Details	7/6/2026	Phase 1C GMP
33 - Utilities	335000	FUELING SYSTEM – BASIC MECHANICAL REQUIREMENTS	7/6/2026	Phase 1C GMP
33 - Utilities	335050	FUELING SYSTEM – ABOVEGROUND STORAGE TANKS	7/6/2026	Phase 1C GMP
33 - Utilities	335060	FUELING SYSTEM – PIPE AND FITTINGS	7/6/2026	Phase 1C GMP
33 - Utilities	335065	FUELING SYSTEM – COATINGS	7/6/2026	Phase 1C GMP
33 - Utilities	335100	FUELING SYSTEM – VALVES	7/6/2026	Phase 1C GMP
33 - Utilities	335140	FUELING SYSTEM – PUMPS	7/6/2026	Phase 1C GMP
33 - Utilities	335170	FUELING SYSTEM – GAUGES AND EQUIPMENT	7/6/2026	Phase 1C GMP
40 - Process Interconnections	40 22 16	LUBRICATING OILS PROCESS PIPING	7/6/2026	Phase 1C GMP
41 - Material Processing and Handling Equipment	41 22 00	CRANES AND HOISTS	7/6/2026	Phase 1C GMP
Appendix A	See 330020	CoPC IT Construction Design and Speficiation Standards	7/6/2026	Phase 1C GMP

SECTION 3

- **Cost Details:**
  - **Trade Contractor Bid Leveling/Comparisons – Recommendation to Award (RTA):**
    - 01A Materials Testing
    - 01B Building Envelope Consultant & Testing
    - 01C Final Cleaning
    - 03A Cast-In-Place & Tilt-Up Concrete
    - 04A Masonry
    - 05A Structural Steel & Misc. Metals
    - 06A Architectural Millwork
    - 07A Roofing
    - 07B Waterproofing
    - 07C Spray-Foam Insulation
    - 08A Doors, Frames, & Hardware
    - 08B.1 Aluminum Storefront, Curtain Wall, Glass, & Glazing
    - 08B.2 Amico Mesh Screen
    - 08C Overhead Coiling Doors
    - 09A General Trades / Drywall, Framing, & ACT
    - 09B.1 Flooring
    - 09B.2 Sealed & Polished Concrete
    - 09C Painting
    - 10A Specialties & Window Treatments
    - 10B Signage
    - 10C Aluminum Canopies
    - 11A Maintenance & Wash Equipment
    - 13A Pre-Engineered Metal Building
    - 21A Fire Suppression
    - 22A Plumbing
    - 23A HVAC & Controls
    - 26A Electrical & Fire Alarm

        - 27A Tel/Data, Audio Visual, & Security (Included in 26A)
        - 32B Landscape & Irrigation
        - 32C Fence & Gates
        - 48A Photovoltaic Solar Equipment
    - General Conditions
        - Construction Staffing
        - Construction Site Services & Craft Labor (Next 150)
    - Owner Allowances
    - Trade Allocations
    - Builder's Risk Insurance Quote

Bid Leveling Sheet

CoPC MOC Phae 1C Maintenance and Wash Buildings

240 Peavy Grade, Palm Coast Florida, 32127

Selected Bidder

Trade Contractor Quote Date	7/30/26	Legacy			Meskel & Associates Engineering			Terracon			ECS Florida LLC		
		(954) 938-0028											
Gilbane Team Member Responsible for Scope	Berat Akkaya	Thomas Benghani			Phillip H. Harbison, Jr.			Thiago Faria			Victor Faltas		
E-mail Address	Bakkaya@gilbaneco.com	agtom@aol.com											
Phone Number	(904)200-8204												
Bid Package 01A	**Materials Testing**	$		59,888	$		162,350	$		140,340	$		64,023
		Y,N,G,OA,CA	**Value ($)**	**Comments**	**Y,N,G,OA,CA**	**Value ($)**	**Comments**	**Y,N,G,OA,CA**	**Value ($)**	**Comments**	**Y,N,G,OA,CA**	**Value ($)**	**Comments**
General Project Requirements													
Trade Contractor will sign Gilbane's subcontract agreement without comment:		Y	Included		Y	Included		Y	Included	Screens & Polycarbonate	Y	Included	
Trade Contractor has accepted the terms of the Owner / Prime Agreement:		Y	Included		Y	Included		Y	Included		Y	Included	
Trade Contractor is prequalified in Gilbane's qualification system:		Y	Included		Y	Included		Y	Included		Y	Included	
Trade Contractor has accepted the following exhibits that are part of the Project Manual:		Y	Included		Y	Included		Y	Included		Y	Included	
BIM participation and Execution plan		Y	Included		Y	Included		Y	Included		Y	Included	
Delegated Design		Y	Included		Y	Included		Y	Included		Y	Included	
Contract Documents		Y	Included		Y	Included		Y	Included		Y	Included	
General Requirements		Y	Included		Y	Included		Y	Included		Y	Included	
Project Manual		Y	Included		Y	Included		Y	Included		Y	Included	
Schedule		Y	Included		Y	Included		Y	Included		Y	Included	
Logistics		Y	Included		Y	Included		Y	Included		Y	Included	
Mockup		Y	Included		Y	Included		Y	Included		Y	Included	
		Y	Included		Y	Included		Y	Included		Y	Included	
Bid per Plans and Specifications?	Any alternates need to be called out	Y	Included		Y	Included		Y	Included		Y	Included	
All Addendum Included:	Addendum #1	Y	Included		Y	Included		Y	Included		Y	Included	
All Taxes		Y	Included		Y	Included		Y	Included		Y	Included	
Community Impact and Engagement Status:	MWBE/MBE etc.	Y	Included		Y	Included		Y	Included		Y	Included	
Trade Contractor Includes Bond and Insurance Costs Bonds and Insurance:		Y	Included		Y	Included		Y	Included		Y	Included	
General Liability Insurance	Higher coverage required if work requires crane mobilization	Y	Included		Y	Included		Y	Included		Y	Included	
Workers Comp Insurance		Y	Included		Y	Included		Y	Included		Y	Included	
Professional Liability	If work includes delegated design, include professional liability insurance	Y	Included		Y	Included		Y	Included		Y	Included	
Auto Liability		Y	Included		Y	Included		Y	Included		Y	Included	
Trade Specific Scope													
Drawing or Specification # and Detail	**Description:**												
This Agreement shall include, but not be limited to:													
Specific Scope of Work													
Scope Item #1	1. Provide all testing related to the sitework scope of work, inclusive of: soil proctors, densities, concrete cylinders for paving and sidewalks.												
Additional Scope Clarifications													
		$		59,888	$		162,350	$		140,340	$		64,023
		$		-	$		-	$		-	$		-
		$		-	$		-	$		-	$		-
		$		-	$		-	$		-	$		-
		$		-	$		-	$		-	$		-
		$		**59,888**	**$**		**162,350**	**$**		**140,340**	**$**		**64,023**

Gilbane

Selected Bidder

Bid Leveling Sheet

CoPC MOC Phae 1C Maintenance and Wash Buildings

240 Peavy Grade, Palm Coast Florida, 32127

Trade Contractor Quote Date	7/30/26	Gale Associates
		407-599-7031
Gilbane Team Member Responsible for Scope	Berat Akkaya	Alan Craigo
E-mail Address	Bakkaya@gilbaneco.com	asc@gainc.com
Phone Number	(904)200-8204	
Bid Package 01B	**Building Envelope Consultant**	$ 57,400

		Y/N/G/OA/CA	Value ($)	Comments
General Project Requirements				
Trade Contractor will sign Gilbane's subcontract agreement without comment:		Y	Included	
Trade Contractor has accepted the terms of the Owner / Prime Agreement:		Y	Included	
Trade Contractor is prequalified in Gilbane's qualification system:		Y	Included	
Trade Contractor has accepted the following exhibits that are part of the Project Manual:		Y	Included	
BIM participation and Execution plan		Y	Included	
Delegated Design		Y	Included	
Contract Documents		Y	Included	
General Requirements		Y	Included	
Project Manual		Y	Included	
Schedule		Y	Included	
Logistics		Y	Included	
Mockup		Y	Included	
Bid per Plans and Specifications?	Any alternates need to be called out	Y	Included	
All Addendum Included:	Addendum #1	Y	Included	
All Taxes		Y	Included	
Community Impact and Engagement Status:	MWBE/MBE etc.	Y	Included	
Trade Contractor Includes Bond and Insurance Costs Bonds and Insurance:		Y	Included	
General Liability Insurance	Higher coverage required if work requires crane mobilization	Y	Included	
Workers Comp Insurance		Y	Included	
Professional Liability	If work includes delegated design, include professional liability insurance	Y	Included	
Auto Liability		Y	Included	
Trade Specific Scope				
Drawing or Specification # and Detail	**Description:**			
This Agreement shall include, but not be limited to:				
Specific Scope of Work				
Scope Item #1	**1.** Furnish and install all labor, material, equipment and supervision required to complete all Building Envelope Consultant and related work as required by and in accordance with the Drawings, Specifications and all applicable Contract Documents.	Y	Included	
Scope Item #2	2. Include Professional Liability Insurance.	Y		
Scope Item #3	**3. Design document review:** Perform one independent third party review of building envelope systems and components in the 100% Construction Documents and specifications. Evaluate	Y		
Scope Item #4	**4. Submittal and shop drawing review:** Review on submission of product data and shop drawings for roofing, storefront, wall	Y		

CoPC MOC Phae 1C Maintenance and Wash Buildings

240 Peavy Grade, Palm Coast Florida, 32127

Trade Contractor Quote Date	7/30/26	Gale Associates
		407-599-7031
Gilbane Team Member Responsible for Scope	Berat Akkaya	Alan Craigo
E-mail Address	Bakkaya@gilbaneco.com	asc@gainc.com
Phone Number	(904)200-8204	

Bid Package 01B	Building Envelope Consultant	$ 57,400		
Scope Item #5	**5. On site coordination meeting:** Conduct one on-site coordination meeting with the building envelope trade contractors, design team, and Gilbane to review the building enclosure systems.	Y		
Scope Item #6	**6. Periodic Inspections:** Perform a minimum of five periodic observation inspections during construction to review compliance with the contract documents. Provide written reports documenting observations and recommended action items. Provide unit cost if additional inspections are necessary.	Y		
Scope Item #7	**7. Perform In-Situ Air & Water Testing:** Conduct a minimum of three performance verification tests on building enclosure system installations. Performance verification testing shall include testing installed fenestration systems for air and water leakage in accordance with the appropriate ASTM standards utilizing calibrated spray rack equipment and interior air pressure chambers. Air and water leakage tests are to be conducted before interior finishes are installed to provide direct examination for detection of leaks during the tests and to enable glazing removal and reinstallation to correction construction deficiencies (if any) in the event of a failure of the test. Provide written test reports documenting the testing results and provide suggestions for acceptance or rejection of fenestration system and/or components. Provide unit cost if additional testing or re-testing is necessary.	Y		
Additional Scope Clarifications				

$	57,400
$	-
$	-
$	-
$	-
$	**57,400**

Selected Bidder

Bid Leveling Sheet

CoPC MOC Phae 1C Maintenance and Wash Buildings

240 Peavy Grade, Palm Coast Florida, 32127

Trade Contractor Quote Date	7/30/26	Custom Building Cleaning Services			Ashford Cleaning Sevices			Gato Cleaning LLC		
		(954) 938-0028			(904) 396-7090			904-859-5789		
Gilbane Team Member Responsible for Scope	Berat Akkaya	Thomas Benghani			Maksim			Eder Bonilla		
E-mail Address	Bakkaya@gilbaneco.com	agtom@aol.com			estimating@ashfordservices.com			info@gatocleaning.com		
Phone Number	(904)200-8204									
Bid Package 01C	**Final Cleaning**	No Bids Received			$		17,500	$		23,055
		Y,N,G,OA,CA	**Value ($)**	**Comments**	**Y,N,G,OA,CA**	**Value ($)**	**Comments**	**Y,N,G,OA,CA**	**Value ($)**	**Comments**
General Project Requirements										
Trade Contractor will sign Gilbane's subcontract agreement without comment:		Y	Included		Y	Included		Y	Included	
Trade Contractor has accepted the terms of the Owner / Prime Agreement:					Y	Included		Y	Included	
Trade Contractor is prequalified in Gilbane's qualification system:					Y	Included		Y	Included	
Trade Contractor has accepted the following exhibits that are part of the Project Manual:					Y	Included		Y	Included	
BIM participation and Execution plan					Y	Included		Y	Included	
Delegated Design					Y	Included		Y	Included	
Contract Documents					Y	Included		Y	Included	
General Requirements					Y	Included		Y	Included	
Project Manual					Y	Included		Y	Included	
Schedule					Y	Included		Y	Included	
Logistics					Y	Included		Y	Included	
Mockup					Y	Included		Y	Included	
					Y	Included		Y	Included	
Bid per Plans and Specifications?	Any alternates need to be called out				Y	Included		Y	Included	
All Addendum Included:	Addendum #1				Y	Included		Y	Included	
All Taxes					Y	Included		Y	Included	
Community Impact and Engagement Status:	MWBE/MBE etc.				Y	Included		Y	Included	
Trade Contractor Includes Bond and Insurance Costs Bonds and Insurance:					Y	Included		Y	Included	
General Liability Insurance	Higher coverage required if work requires crane mobilization				Y	Included		Y	Included	
Workers Comp Insurance					Y	Included		Y	Included	
Professional Liability	If work includes delegated design, include professional liability insurance				Y	Included		Y	Included	
Auto Liability					Y	Included		Y	Included	
Trade Specific Scope										
Drawing or Specification # and Detail	**Description:**									
This Agreement shall include, but not be limited to:										
Specific Scope of Work										
Scope Item #1	1. Perform complete all "Final Cleaning" and related work as required by an in accordance with the Conditions of Contract, Drawings, Specifications and elaborations below. The work shall include all labor material, equipment, layout, supervision, temporary, miscellaneous, and related items necessary to complete all of the work.				Y'			Y'		
Scope Item #2	2. Interior and exterior glass cleaning (storefronts, curtain walls, headers, etc.)				Y	Included		Y	Included	
Scope Item #3	3. Razor blades will not be permitted for use on any finished metals or glass on the project.				Y	Included		Y	Included	
Scope Item #4	4. Remove foreign matter, marks, stains, dust, foreign paint, fingerprints, soil and dirt from (and have in a polished condition where applicable) the following: painted,				Y	Included		Y	Included	
Scope Item #5	5. Use only the cleaning materials and equipment which are compatible with the surface being cleaned, as recommended by the manufacturer. And material as approved by the Arch/Engineer. No acid will be allowed on the project.				Y	Included		Y	Included	
Scope Item #6	6. Remove and discard all existing temporary protection material (tape, plastic, craft paper, etc.) from floors, walls equipment, doors, electrical fixtures, supply air grilles, casework, etc. installed by others.				Y	Included		Y	Included	
Scope Item #7	7. Remove protection covering, clean and sanitize all countertops, appliances, sinks, showers, plumbing fixtures, etc. Remove all debris from garbage disposal. If any				Y	Included		Y	Included	
Scope Item #8	8. Clean all window sills, and door sills.				Y	Included		Y	Included	
Scope Item #9	9. Clean all cabinetry, shelving, and display cases (inside, outside top and bottom) including items such as the shelves, pull drawers, hinges, light-rails, countertops, above				Y	Included		Y	Included	
Scope Item #10	10. Clean and dust all mechanical and electrical equipment in specified rooms and at roof. No water is to be used on this equipment. Wipe down thoroughly all equipment.				Y	Included		Y	Included	
Scope Item #11	11. Pressure washing of the exterior of the building when directed by Gilbane this includes Wash Building and Maintenance Building.				Y	Included		Y	Included	
Scope Item #12	12. Pressure washing of pedestrian sidewalks.				Y	Included		Y	Included	
Scope Item #13	13. This Final cleaning scope to include three (3) mobilizations, Final cleaning scope as defined in this scope. Include rough cleaning of all building interiors as directed by Gilbane prior to substantial completion, and one time touch-up/spot cleaning after final cleaning.				Y	Included		Y	Included	
Additional Scope Clarifications										
					$		17,500	$		23,055
		$		-	$		-	$		-
		$		-	$		-	$		-
		$		-	$		-	$		-
		$		-	$		-	$		-
		$		-	$		**17,500**	$		**23,055**

Selected Bidder

Gilbane

CoPC MOC Phae 1C Maintenance and Wash Buildings

240 Peavy Grade, Palm Coast Florida, 32127

Trade Contractor Quote Date	7/30/26	VMG Concrete			Genesis			AA Pitman		
		407-462-6192						904-731-8178		
Gilbane Team Member Responsible for Scope	Berat Akkaya	Eric Martinez			Richard Ionadi			Brendan Haverty		
E-mail Address	Bakkaya@gilbaneco.com	eric@vmgconstructioninc10.com			richard@genesisconcretestructures.com			brendan@pittmanconcrete.com		
Phone Number	(904)200-8204									
Bid Package 03A	**Concrete**	$		5,431,192	$		3,881,000	$		5,743,325
		Y,N,G,OA,CA	**Value ($)**	**Comments**	**Y,N,G,OA,CA**	**Value ($)**	**Comments**	**Y,N,G,OA,CA**	**Value ($)**	**Comments**
General Project Requirements										
Trade Contractor will sign Gilbane's subcontract agreement without comment:		Y	Included		Y	Included		Y	Included	
Trade Contractor has accepted the terms of the Owner / Prime Agreement:		Y	Included		Y	Included		Y	Included	
Trade Contractor is prequalified in Gilbane's qualification system:		Y	Included		Y	Included		Y	Included	
Trade Contractor has accepted the following exhibits that are part of the Project Manual:		Y	Included		Y	Included		Y	Included	
BIM participation and Execution plan		Y	Included		Y	Included		Y	Included	
Delegated Design		Y	Included		Y	Included		Y	Included	
Contract Documents		Y	Included		Y	Included		Y	Included	
General Requirements		Y	Included		Y	Included		Y	Included	
Project Manual		Y	Included		Y	Included		Y	Included	
Schedule		Y	Included	5-6 weeks+ to lifting and bracing	Y	Included		Y	Included	
Logistics		Y	Included		Y	Included		Y	Included	
Mockup		Y	Included		Y	Included		Y	Included	
Bid per Plans and Specifications?	Any alternates need to be called out	Y	Included		Y	Included		Y	Included	
All Addendum Included:	Addendum #1	Y	Included		Y	Included		Y	Included	
All Taxes		Y	Included		Y	Included		Y	Included	
Community Impact and Engagement Status:	MWBE/MBE etc.	Y	Included		Y	Included		Y	Included	
Trade Contractor Includes Bond and Insurance Costs Bonds and Insurance:		Y	Included		Y	Included		Y	Included	
General Liability Insurance	Higher coverage required if work requires crane mobilization	Y	Included		Y	Included		Y	Included	
Workers Comp Insurance		Y	Included		Y	Included		Y	Included	
Professional Liability	If work includes delegated design, include professional liability insurance	Y	Included		Y	Included		Y	Included	
Auto Liability		Y	Included		Y	Included		Y	Included	
Trade Specific Scope										
Drawing or Specification # and Detail	**Description:**									
This Agreement shall include, but not be limited to:										
Specific Scope of Work										
Scope Item #1	Provide a turnkey concrete package to include foundations, slab on grade, elevated decks, site cast tilt wall panels, concrete treads over steel pan stairs, and sidewalks.	Y	Included		G	$ 2,861,818		Y	Included	
Scope Item #2	Include all excavation, dewatering, and backfill required to complete this scope of work. Provide 12" #57 stone under all put foundation and spread footings that are -3.0' below finish floor.	Y	Included		Y	Included		Y	Included	
Scope Item #3	Include all slabs, stairs, ramps, concrete benches as indicated referencing structural and architectural drawings.	Y	Included		Y	Included		Y	Included	
Scope Item #4	Provide clean up, after each pour, to remove concrete excess piles. Clean any concrete overspray or splatter immediately. This contractor to provide their own washout container to recycle material and provide recycle tickets to GILBANE.	Y	Included		Y	Included		Y	Included	
Scope Item #5	Comply with all LEED requirements and provide LEED documentation related to this trade package scope of work. Any absorptive materials must be stored on dunnage or palates off of the ground and protected from moisture.	Y	Included		Y	Included		Y	Included	
Scope Item #6	Participate in Owner Direct Purchase tax saving program for material PO's $10,000 or greater.	Y	Included		Y	Included		Y	Included	
Scope Item #7	Install all concrete anchor bolts supplied by OTHERS. All anchor bolts shall be furnished by Steel Trade Contractor along with templates. Anchor bolts shall be laid out and installed by this Trade Contractor. This contractor is responsible for temporary protection of anchor bolts after concrete pours. Provide anchor bolt survey after concrete pours.	Y	Included	Includes survey before and after	Y	Included		Y	Included	
Scope Item #8	Receipt, unloading, staging, protection and installation of hollow metal frames within tilt up openings shall be provided by this trade contractor. Include bituminous coating of interior throat of all HM Frames.	y	Included		y	Included		y	Included	
Scope Item #9	Hoisting engineering shall be provided by this Trade Contractor as required, including the crane plan as detailed in the Gilbane Safety plan. FL Licensed PE needs to sign off on critical lifts, including lifts that include crawler cranes walking with panels.	Y	Included	Engineering not required for lifting of tilt up panels; no panels will be walked with the crane	Y	Included		Y	Included	
Scope Item #10	This trade contractor is to provide all drill and epoxy from concrete work to masonry walls.	N	$ -	Not included. Included in BP 04A Masonry.	N			N		
Scope Item #11	Rubbing of all tilt-up walls shall be provided by this Trade Contractor.	y	Included		y	Included		y	Included	
Scope Item #12	Provide all soil termite treatments for all areas under concrete. Provide all admixtures, waterproofing, vapor barriers/retarders, waterstops, expansion joint assemblies, control joints,	y	Included		y	Included		y	Included	
Scope Item #13	This Trade Contractor includes all expansion material with zip strip for all sidewalks and pavement.	y	Included		y	Included		y	Included	
Scope Item #14	All welding/bolting/screwing required for the erection of tilt up panels shall be provided by this Trade Contractor.	y	Included		y	Included		y	Included	
Scope Item #15	Furnish all embeds that get cast-in concrete, including but not limited to; panel-to-panel, panel to-foundations, panel to girt embeds. See Alternate #2 for breakout cost.	N	$ -	**Check 05A for scope duplication	G	$ 64,251		G	$ 64,251	
Scope Item #16	Furnish all trench drains, grates as well as bent plates, embeds that gets cast in concrete foundations and SOG to be furnished by this contractor in locations including but not limited to where it's clearly shown on contract documents at openings, overhead door jambs, pits at maintenance building, pits at wash building, equipment trenches.	N	$ -	Installation of all embeds that gets cast-in concrete is included, FURNISHED BY OTHERS	N			N		
Scope Item #17	Provide minimum 60-day rental for tilt-up wall bracing.	CA	$ 16,000	Additional 30 day extension will cost $16K	Y	Included		Y	Included	
Scope Item #18	All site concrete pavement to be 7.5", include dowels and sheet metal bottom strips at all EJ locations per detail C3 on C08.7.	Y	Included	Does not include Contraction Joints	Y	Included		Y	Included	
Scope Item #19	Include foundations for water filling station, flagpole.	Y	Included		Y	Included		Y	Included	
Scope Item #20	Furnish and Install all bollards, reference site drawings and architectural drawings for final count.	Y	Included	Installaton of 185 Bollards only, Furnished by Others	Y	Included		Y	Included	
Scope Item #21	CIP Wall and Seat at Patio per details D1 and D2 on 1S-402.	y	Included		y	Included		y	Included	
Scope Item #22	Provide all deepened foundations including pipe sleeves that are 3" larger than pipe diameter for MEP crossings per detail A5 on 1S-401.	y	Included		y	Included		y	Included	
Scope Item #23	Trade contractor asserts that the 2nd floor deck does not require any temporary shores, guys, braces or supports. This Trade Contractor shall be solely responsible for temporary measures and coordination to ensure that structural integrity is not compromised before, during and after concrete placement.	y	Included	Plans don't call for thickness, assumed normal weight concrete 5" with WW1.4	y	Included		y	Included	
Scope Item #24	"Hot Box" for field concrete cylinders if required by the project testing lab or specification shall be furnished by this trade contractor.	Y	Included		Y	Included		Y	Included	

CoPC MOC Phae 1C Maintenance and Wash Buildings

240 Peavy Grade, Palm Coast Florida, 32127

Trade Contractor Quote Date	7/30/26	VMG Concrete			Genesis			AA Pitman		
		407-462-6192						904-731-8178		
Gilbane Team Member Responsible for Scope	Berat Akkaya	Eric Martinez			Richard Ionadi			Brendan Haverty		
E-mail Address	Bakkaya@gilbaneco.com	eric@vmgconstructioninc10.com			richard@genesisconcretestructures.com			brendan@pittmanconcrete.com		
Phone Number	(904)200-8204									
Bid Package 03A	**Concrete**	$ 5,431,192			$ 3,881,000			$ 5,743,325		
Scope Item #25	Provide fine grading and compaction of all sidewalk areas prior to forming and pouring of said sidewalks.	Y	Included		Y	Included		Y	Included	
Scope Item #26	Outermost building corners of each major area of the building shall be set by a Licensed and Insured Surveyor hired by Others, licensed surveyor shall set pins at 10' offsets, or as directed in the field, for use by this trade contractor in preparing batter boards.	Y	Included		Y			Y		
Scope Item #27	Include foundation formwork survey prior to pouring foundations in accordance with City of Palm Coast requirements.	N		Gilbane agrees - DMRP will provide	N			N		
Scope Item #28	This trade contractor shall furnish and install all safety railings at window openings, door openings, second floor/stair/elevation changes to meet OSHA and Gilbane's Safety Manual. This Trade Contractor shall remove all safety railing when directed in writing by Gilbane.	Y	Included		Y			Y		
Scope Item #29	Submit stamped design/shop drawings within fourteen (14) days of signed contract or notice of award whichever comes first.	Y	Included		Y			Y		
Scope Item #30	Furnish and install all reveals as shown on the contract documents.	Y	Included		Y			Y		
Scope Item #31	This trade contractor shall install and remove at the end of construction all casting beds. Removal may be at the end of the project, include additional mobilization accordingly.	Y	Included		Y			Y		
Scope Item #32	This trade contractor shall provide construction of (4) plan tables in the office trailer for Gilbane.	Y	Included		Y			Y		
Scope Item #33	This Trade Contractor shall provide 20 fire extinguisher stands as directed by Gilbane.	Y	Included		Y			Y		
Scope Item #34	This Trade contractor shall construct four wooden double cleated ladders in accordance with Gilbane's safety plan as directed by Gilbane for access between floors prior to permanent or temporary stairs being installed.	Y	Included		Y			Y		
Additional Scope Clarifications										
Clarification #1	Scope Item #2 - Include Xypex and Xypex Concentrate at all Pits located in wash building and fleet maintenance	N	$ -	Not included.	N	$ -		N	$ -	
Clarification #2	Scope Item #6 - Provide unit cost of post install (1) 3070 HM Frame, frames will be dimpled, anchors will be provided by others	y	Included	Unit Cost - $1,500 EACH	y	Included		y	Included	
Clarification #3	All panels braced to outside with badgers	ca	$ 38,000	$38,000	G	$ 38,000		CA	$ 38,000	
Clarification #4	Potential revised casting bed quantity cost savings	N	$ -		N	$ -		N	$ -	
Clarification #5	Add WW1.4 at all pedestrian sidewalks	N	$ 3,500		G	$ 3,500		G	$ 3,500	
Clarification #6	Housekeeping Pads, Generator Pad (2) located by Maintenance building and Wash Building	Y	Included		Y	Included		Y	Included	
Clarification #7	Stair #1 concrete threads	Y	Included		Y	Included		Y	Included	
Clarification #8	Exterior Louvers will be in separate frame than HM frames, include rebar, crack bars etc at these locations and stop insulation at anchoring point for canopies.	N	$ 6,000	15 at $400 per location	G	$ 6,000		G	$ 6,000	
	Elevated Deck Allocation	CA	$ 30,000	$30,000	CA	$ 30,000		CA	$ 30,000	
	Bollard Modification Allocation	CA	$ 20,000	$20,000	CA	$ 20,000		CA	$ 20,000	
Allowances										
Owner Allowance	**Description:**									
The following Owner allowances are included in the amount of this Subcontract. Trade Contractor shall not proceed with any work associated with these allowances without prior written direction from an Authorized Representative of Contractor. The stated allowance amount excludes all related costs, taxes, overhead, profit, bond premiums, and insurance, as these mark-ups are included within Trade Contractor's total Subcontract amount.										
Allocations										
Contractor / Trade Allocation	**Description:**									
The following Contractor allocations are included in the amount of this Subcontract. Trade Contractor shall not proceed with any work associated with these allocations without prior written direction from an Authorized Representative of Contractor. The stated allocation amount excludes all related costs, taxes, overhead, profit, bond premiums, and insurance, as these mark-ups are included within Trade Contractor's total Subcontract amount.										
Exclusion / Coordination										
Drawing or Specification # and Detail	**Description**									
	Base Bid Subtotal	$ 5,431,192			$ 3,881,000			$ 5,743,325		
	Trade Contractor Plugs	$ 9,500			$ -			$ -		
	GILBANE Qualified Plugs Total	$ -			$ 2,973,569			$ 73,751		
	Owner Allowances	$ -			$ -			$ -		
	Contractor Allocations	$ 104,000			$ 50,000			$ 88,000		
	Reconciled Bid Amount	$ 5,544,692			$ 6,904,569			$ 5,905,076		

Company

Name

Title

Signature

Date

$ 360,384.00

6.10%

Selected Bidder

Gilbane

CoPC MOC Phae 1C Maintenance and Wash Buildings

240 Peavy Grade, Palm Coast Florida, 32127

Trade Contractor Quote Date	7/30/26			Pyramid Masonry			Atlantic Coast			EKB Masonry			Lighthouse Masonry			VMG Concrete		
Gilbane Team Member Responsible for Scope	Berat Akkaya			(407) 816-5740			(904) 396-4005			(904) 805-3770			407-743-0094			407-462-6192		
				Gregory Parsons			Jonathan Clark			Eric Kelly			Antonio Henrique			Eric Martinez		
E-mail Address	Bakkaya@gilbaneco.com			gparsons@pyramidmasonry.net			jonathan@atlcoast.org			eric@ekbmasonry.com			acosta@lighthousemasonry.com			eric@vmgconstructioninc10.com		
Phone Number	(904)200-8204																	
Bid Package 04A	**Masonry**			$ 546,900			$ 560,989			$ 477,925			$ 21,710			$ 648,436		
				Y,N,G,OA,CA	Value ($)	Comments	Y,N,G,OA,CA	Value ($)	Comments	Y,N,G,OA,CA	Value ($)	Comments	Y,N,G,OA,CA	Value ($)	Comments	Y,N,G,OA,CA	Value ($)	Comments
General Project Requirements		**Required**	**Confirmation (Y/N)**															
Trade Contractor will sign Gilbane's subcontract agreement without comment:		Yes								Y	Included				Only quoted Wash Station	Y	Included	
Trade Contractor has accepted the terms of the Owner / Prime Agreement:		Yes								Y	Included					Y	Included	
Trade Contractor is prequalified in Gilbane's qualification system:		Yes								Y	Included					Y	Included	
Trade Contractor has accepted the following exhibits that are part of the Project Manual:		Yes								Y	Included	P				Y	Included	
BIM participation and Execution plan		Yes								N	$ -	Not required				Y	Included	
Delegated Design		Yes								Y	Included					Y	Included	
Contract Documents		Yes								Y	Included					Y	Included	
General Requirements		Yes								Y	Included					Y	Included	
Project Manual		Yes								Y	Included					Y	Included	
Schedule		Yes								Y	Included	No issues with lead times				Y	Included	
Logistics		Yes								Y	Included					Y	Included	
Mockup		Yes								N	$ -	In-place if required				N		
		Yes																
Bid per Plans and Specifications?	Any alternates need to be called out	Yes								Y	Included					Y	Included	
All Addendum Included:	Addendum #1	Yes								Y	Included					Y	Included	
All Taxes		Yes								Y	Included					Y	Included	
Community Impact and Engagement Status:	MWBE/MBE etc.	Yes								N	$ -					N		
Trade Contractor Includes Bond and Insurance Costs Bonds and Insurance:		Yes								Y	Included					Y	Included	
General Liability Insurance	Higher coverage required if work requires crane mobilization	Yes								Y	Included					Y	Included	
Workers Comp Insurance		Yes								Y	Included					Y	Included	
Professional Liability	if work includes delegated design, include professional liability insurance	Yes								N	-	Not required				N		
Auto Liability		Yes								Y	Included					Y	Included	
		Yes																
		Yes																
Trade Specific Scope		**Required**	**Confirmation (Y/N)**															
Drawing or Specification # and Detail	**Description:**	————	————															
This Agreement shall include, but not be limited to:		Yes																
Specific Scope of Work		Yes																
Scope Item #1	1. Perform a turnkey "Masonry" work in accordance with the contract drawings and specifications. The work shall include all labor, material, equipment, layout, supervision, temporary provisions, miscellaneous and related items necessary to complete all of the work defined in contract documents.	Yes								Y	Included					Y	Included	
Scope Item #2	2. This Trade Contractor shall review and determine that dimensions are coordinated between the architectural and structural drawings prior to fabrication or start of construction. Where discrepancies occur, this Trade Contractor shall assume the large of the dimensions depicted.	Yes								Y	Included					y	Included	
Scope Item #3	3. Receipt, unloading, staging, protection and installation of hollow metal frames within CMU openings shall be provided by this Trade Contractor. Include grouting and bituminous coating for the interior throat of HM Frames.	Yes								Y	Included	EKB will receive, unload and stage only when they are mobilized on the project. Post-install HM Frames will be a change order.				y	Included	
Scope Item #4	4. Provide clean up to remove mortar and group excess piles. Clean any concrete overspray or splatter immediately.	Yes								Y	Included	For masonry grouting only.				y	Included	
Scope Item #5	5. Participate in Owner Direct Purchase tax saving program for material PO's $10,000 or greater.	Yes								y	Included					y	Included	
Scope Item #6	6. Comply with all LEED requirements and provide LEED documentation related to this trade package scope of work. Any absorptive materials must be stored on dunnage or palates off of the ground and protected from moisture.	Yes								Y	Included					y	Included	
Scope Item #7	7. Coordination of elevation and size of all thru-wall openings shall be provided by this Trade Contractor. The layout of the openings shall be provided by others and laid out on the slab, and any opening missed shall be cut out by this Trade Contractor.	Yes								Y	Included					y	Included	
Scope Item #8	8. Hoisting engineering shall be provided by this trade contractor as required.	Yes								Y	Included					y	Included	
Scope Item #9	9. Provide all scaffolding as required to complete Masonry scope of work.	Yes								Y	Included					y	Included	
Scope Item #10	10. Furnish and install all expansion and control joints as required.	Yes								Y	Included					y	Included	
Scope Item #11	11. Include all accessories required for rated masonry assemblies including specific UL Rated head-of-wall details.	Yes								N	$ -	Gilbane agrees. Included on BP 09A Collins				N	$ -	Not included
Scope Item #12	12. Include all vertical and horizontal reinforcing steel, drill and epoxy dowels to SOG, grout filling, bond beams and bullnosed wall caps. Install lintels provided by OTHERS.	Yes								Y	Included					N	$ -	Does not include installatin of lintels.
Scope Item #13	13. This Trade Contractor shall provide temporary bracing of all walls in accordance with OSHA standards, including the engineered bracing plan.	Yes								N	$ -	N/A - Not required				Y	Included	
Scope Item #14	14. This Trade Contractor shall be responsible to furnish all work in accordance with all local, state and federal requirements.	Yes								Y	Included					Y	Included	
Scope Item #15	15. All joints to be struck or tooled. This includes CMU that is not exposed to view.	Yes								Y	Included					Y	Included	
Scope Item #16	16. Install Z-Purlin attachment and grout around Z-Purlin after attaching to plate per detail A6/15-421, include all reinforcing and grout.	Yes								N	$ -	O.K. - CA included iin BP 09A Collins				Y	Included	
Scope Item #17	17. Grout CMU at anchor points for roof ladders.	Yes								Y	Included					Y	Included	

CoPC MOC Phae 1C Maintenance and Wash Buildings

240 Peavy Grade, Palm Coast Florida, 32127

Trade Contractor Quote Date	7/30/26			Pyramid Masonry			Atlantic Coast			EKB Masonry			Lighthouse Masonry			VMG Concrete		
Gilbane Team Member Responsible for Scope	Berat Akkaya			(407) 816-5740			(904) 396-4005			(904) 805-3770			407-743-0094			407-462-6192		
E-mail Address	Bakkaya@gilbaneco.com			Gregory Parsons			Jonathan Clark			Eric Kelly			Antonio Henrique			Eric Martinez		
Phone Number	(904)200-8204			gparsons@pyramidmasonry.net			jonathan@atlcoast.org			eric@ekbmasonry.com			acosta@lighthousemasonry.com			eric@vmgconstructioninc10.com		
Bid Package 04A	**Masonry**			$ 546,900			$ 560,989			$ 477,925			$ 21,710			$ 648,436		
Additional Scope Clarifications																		
Clarification #1	Cost Escalation for March, 2028 mobilization	Yes																
Clarification #2	Precast/Steel Lintels	Yes										Lintels per BS on 1A-531, south elevation and over HM Doors/OH Doors North elevation						
Clarification #3	Install one additional HM frame per Pre-Bid RFI #25	Yes								N	$ 1,275							
		Yes																
		Yes																
		Yes																
		Yes																
Allowances		**Required**	**Confirmation (Y/N)**															
Owner Allowance	**Description:**	———	———															
The following Owner allowances are included in the amount of this Subcontract. Trade Contractor shall not proceed with any work associated with these allowances without prior written direction from an Authorized Representative of Contractor. The stated allowance amount excludes all related costs, taxes, overhead, profit, bond premiums, and insurance, as these mark-ups are included within Trade Contractor's total Subcontract amount.		Yes																
		Yes																
		Yes																
		Yes																
		Yes																
		Yes																
		Yes																
		Yes																
Allocations		**Required**	**Confirmation (Y/N)**															
Contractor / Trade Allocation	**Description:**	**Yes**																
The following Contractor allocations are included in the amount of this Subcontract. Trade Contractor shall not proceed with any work associated with these allocations without prior written direction from an Authorized Representative of Contractor. The stated allocation amount excludes all related costs, taxes, overhead, profit, bond premiums, and insurance, as these mark-ups are included within Trade Contractor's total Subcontract amount.		Yes																
		Yes																
		Yes																
		Yes																
		Yes																
		Yes																
		Yes																
		Yes																
		Yes																
		Yes																
		Yes																
Exclusion / Coordination		**Required**	**Confirmation (Y/N)**															
Drawing or Specification # and Detail	**Description**	———	———															
		No	With Division?															
		No	Not Required															
Base Bid Subtotal				$ 546,900			$ 560,989			$ 477,925			$ 21,710			$ 648,436		
Trade Contractor Plugs				$ -			$ -			$ 1,275			$ -			$ -		
GILBANE Qualified Plugs Total				$ -			$ -			$ -			$ -			$ -		
Owner Allowances				$ -			$ -			$ -			$ -			$ -		
Contractor Allocations				$ -			$ -			$ -			$ -			$ -		
Reconciled Bid Amount				**$ 546,900**			**$ 560,989**			**$ 479,200**			**$ 21,710**			**$ 648,436**		

$ 169,236.00

35.32%

Company

Name

Title

Signature

Date

Selected Bidder

CoPC MOC Phae 1C Maintenance and Wash Buildings

240 Peavy Grade, Palm Coast Florida, 32127

Trade Contractor Quote Date	7/30/26			Fabco Metal Products			Hutchinson Welding & Repair			Industrial Steel	
				(386) 681-7699			(386) 336-3534			407-808-2558	
Gilbane Team Member Responsible for Scope	Berat Akkaya			John Smith			Robert Hutchinson			Gary Hood	
E-mail Address	Bakkaya@gilbaneco.com			jsmith@fabcometal.com			hutchinsonwelding@yahoo.com			sales@industrial-steel.com	
Phone Number	(904)200-8204										
Bid Package 05A	**Structural Steel**			$ 1,063,000			No Bid			$ 1,795,000	
				Y,N,G,OA,CA	Value ($)	Comments	Y,N,G,OA,CA	Value ($)	Comments	Y,N,G,OA,CA	Value ($)	Comments
General Project Requirements		**Required**	**Confirmation (Y/N)**		Incomplete Scope							
Trade Contractor will sign Gilbane's subcontract agreement without comment:		Yes		Y	Included					Y	Included	
Trade Contractor has accepted the terms of the Owner / Prime Agreement:		Yes		Y	Included					Y	Included	
Trade Contractor is prequalified in Gilbane's qualification system:		Yes		Y	Included					Y	Included	
Trade Contractor has accepted the following exhibits that are part of the Project Manual:		Yes		Y	Included					Y	Included	
BIM participation and Execution plan		Yes		Y	Included					Y	Included	
Delegated Design		Yes		Y	Included					Y	Included	
Contract Documents		Yes		Y	Included					Y	Included	
General Requirements		Yes		Y	Included					Y	Included	
Project Manual		Yes		Y	Included					Y	Included	
Schedule		Yes		Y	Included					Y	Included	Joists/Deck - 7 weeks for shops, 7 weeks fabrication
Logistics		Yes		Y	Included					Y	Included	
Mockup		Yes		Y	Included					N	$ -	Not required
		Yes										
Bid per Plans and Specifications?	Any alternates need to be called out	Yes		Y	Included					Y	Included	
All Addendum Included:	Addendum #1	Yes		Y	Included					Y	Included	
All Taxes		Yes		Y	Included					Y	Included	
Community Impact and Engagement Status:	MWBE/MBE etc.	Yes		N						N	$ -	
Trade Contractor Includes Bond and Insurance Costs Bonds and Insurance:		Yes		Y	Included					Y	Included	
General Liability Insurance	Higher coverage required if work requires crane mobilization	Yes		Y	Included					Y	Included	
Workers Comp Insurance		Yes		Y	Included					Y	Included	
Professional Liability	If work includes delegated design, include professional liability insurance	Yes		Y	Included					Y	Included	
Auto Liability		Yes		Y	Included					Y	Included	
		Yes										
		Yes										
Trade Specific Scope		**Required**	**Confirmation (Y/N)**									
Drawing or Specification # and Detail	**Description:**	----------	----------									
This Agreement shall include, but not be limited to:		Yes										
Specific Scope of Work		Yes										
Scope Item #1	1. **Wash Building** - Furnish all labor, material, equipment, engineering, tools, supervision, layout, temporary and miscellaneous items necessary to completely install all Structural Steel, including but not limited to, all structural steel, bar joists, decking, erection, welding, metal fabrications, stairs, ladders, handrails, guardrails, decorative metal railings and related work.	Yes		Y	Included					Y	Included	
Scope Item #2	2. **Maintenance Building** - Furnish all labor, material, equipment, engineering, tools, supervision, layout, temporary and miscellaneous items necessary to completely install all metal fabrications, stairs, ladders, handrails, guardrails, decorative metal railings erection, welding and related work. Maintenance building steel frame is PEMB that is by OTHERS.	Yes		G	$ 800,000	Fabco will not bid maintenance building. Incomplete Scope.				Y	Included	
Scope Item #3	3. Bidders are requested to submit an itemized listing of this scope of work showing the items, quantity, and dollar amount for each. This listing will in no way limit the scope of work, but rather will be used to analyze the bids.	Yes		y						Y	Included	
Scope Item #4	4. Provide all hoisting required and comply with Gilbane's strict crane permitting and fall prevention safety regulations.	Yes		y						Y	Included	
Scope Item #5	5. Participate in Owner Direct Purchase tax saving program for material PO's $10,000 or greater.	Yes		y						Y	Included	
Scope Item #6	6. Comply with all LEED requirements and provide LEED documentation related to this trade package scope of work. Any absorptive materials must be stored on dunnage or palates off of the ground and protected from moisture.	Yes		y	Included					Y	Included	
Scope Item #7	7. All embeds, bolts and panel to panel, and panel to foundation steel shall be furnished by this trade contractor at maintenance and wash buildings.	Yes		N	$ -					N	$ -	Includes embeds for structural steel only. Breakout price for panel-to-panel, panel-to-foundation embeds.
Scope Item #8	8. All anchor bolts for Wash Building shall be furnished by this trade contractor along with templates. Anchor bolts shall be laid out and installed by concrete trade contractors. Concrete trade contractor shall provide temporary protection in the form of a wooden box over all anchor bolts after concrete has hardened.	Yes		Y	Included					Y	Included	
Scope Item #9	9. All Steel shall be primed in accordance with the specification by Trade Contractor.	Yes		Y	Included					Y	Included	
Scope Item #10	10. Provide field primer paint/ or galvanized paint touch-up of all steel work as required and/or specified.	Yes		Y	Included					Y	Included	
Scope Item #11	11. All exterior steel to be galvanized.	Yes		Y	Included					Y	Included	
Scope Item #12	12. Include all HDG grating at pits along with all supplemental steel, clips and embeds cast-in concrete for a turnkey system per contract documents.	Yes		N	$ -					Y	Included	
Scope Item #13	13. Provide all bent plates, at jambs of Overhead Doors.	Yes		N	$ -					N	$ -	
Scope Item #14	14. Provide all cast-in steel angles in SOG at exterior overhead door locations.	Yes		N	$ -					Y	Included	
Scope Item #15	15. Provide embed plates to be installed into tilt wall panels by others for attaching steel columns at the wash building.	Yes		N	$ -					Y	Included	
Scope Item #16	16. Roof Deck and Joist to comply with Florida Product Approvals, Wash Building roof is rated for Category 4, 160 mph ultimate wind speeds. This contractor to include all additional material, accessories or welding that is required to comply with Florida Product approvals.	Yes		Y	Included					Y	Included	
Scope Item #17	17. Provide openings in steel and metal deck to accommodate mechanical, electrical, plumbing and fire protection penetrations. Provide reinforcement steel where necessary. Provide closure plate at metal deck where necessary. Openings in metal deck provided by this trade contractor shall be limited to framed openings. Protect all openings made by this trade contractor.	Yes		Y	Included					Y	Included	ISI will cut when on-site with Gilbane and/or Trade responsible for the roof top equipment, safety and maintenance of this opening is by OTHERS.
Scope Item #18	18. Include all roof ladders, stairs, handrails, guardrails, located in wash building and maintenance building. Include all applicable engineering and design. Metal Grate Stair #2 is exterior, include all applicable engineering per the required wind design. Include Lift Gates and Safety Tie-Off Anchor points at the Maintenance Building Mezzanine.	Yes		N						Y	Included	See clarification #1 for lift gates
Scope Item #19	19. Provide all galvanized steel stairs, walkways and rail systems w/ metal grate at wash building.	Yes		Y	Included					Y	Included	
Scope Item #20	20. Furnish and install Galvanized steel trellis with delegated engineering.	Yes		N						N	$ -	
Scope Item #21	21. Furnish and install galvanized steel framing and Architectural metal screen infill panels, including delegated engineering.	Yes		N						N	$ -	Not included, Gilbane Agrees
Scope Item #22	22. Furnish and install prefinished aluminum canopies and sunshades with delegated engineering.	Yes		N						N	$ -	
Scope Item #23	23. Furnish and install Galvanized steel pipe bollards set in concrete base and filled with concrete. Paint by others. Refer to Site Drawings for detail A1/C.08.2.	Yes		N						Y	Included	
Scope Item #24	24. Provide power for all welding machines.	Yes		Y	Included					Y	Included	

CoPC MOC Phae 1C Maintenance and Wash Buildings

240 Peavy Grade, Palm Coast Florida, 32127

				Fabco Metal Products			Hutchinson Welding & Repair			Industrial Steel		
Trade Contractor Quote Date	7/30/26			(386) 681-7699			(386) 336-3534			407-808-2558		
Gilbane Team Member Responsible for Scope	Berat Akkaya			John Smith			Robert Hutchinson			Gary Hood		
E-mail Address	Bakkaya@gilbaneco.com			jsmith@fabcometal.com			hutchinsonwelding@yahoo.com			sales@industrial-steel.com		
Phone Number	(904)200-8204											
Bid Package 05A	**Structural Steel**			$ 1,063,000			No Bid			$ 1,795,000		
Scope Item #25	25. Provide all lintels in CMU walls installed by others at headers, doors, overhead doors as shown in architectural drawings.	Yes		N						N	$ -	Lintels at 100C Circulation corridor, 6 locations.
Scope Item #26	26. Provide Z-Purlin and galvanized plates per detail A6/1S-421, to be installed by others.	Yes		N						N	$ -	At full height CMU walls in mezzanine.
Scope Item #27	27. This trade contractor shall provide the complete structural steel model to Gilbane's BIM team for use as the background for MEP/FP coordination. For more details & requirements, please reference the BIM scopes of work provided in project manual.	Yes		N						Y		
Additional Scope Clarifications												
Clarification #1	Lift Gates at mezzanine to furnish and install	Yes		N						N	$ -	
Clarification #2	All bollards interior and exterior of building doors/entries to be flush mount. Include bolts.	Yes		N						N	$ (30,000)	
Clarification #3	Potential Escalation	Yes		N						N	$ -	
Clarification #4	Water fill station support (1) by wash building	Yes		N						Y	$ -	
Clarification #5	Steel Tube support for sink countertop	Yes		N						Y	$ -	
Clarification #6	Steel plate to column supporting reels - detail 1Q5-501	Yes		N						Y	$ -	
Clarification #7	Supplemental Steel Allocation or additional bollards	Yes		CA	$ 25,000					CA	$ 25,000	
Clarification #8	Trellis	Yes		N	$ -	N/A (see above)				N	$ (13,950)	
Clarification #9	Lintels	Yes		N	$ -					N	$ (3,400)	
Clarification #10	Z-Purlin	Yes		N						N	$ (1,668)	
Clarification #11	Roof Ladder from High to Roof at Maintenance Building - Aluminum Mill Finish	Yes		G	$ 8,500					N	$ 8,500	
		Yes										
		Yes										
		Yes										
Allowances		**Required**	**Confirmation (Y/N)**									
Owner Allowance	**Description:**	----------	----------									
The following Owner allowances are included in the amount of this Subcontract. Trade Contractor shall not proceed with any work associated with these allowances without prior		Yes										
		Yes										
		Yes		OA								
		Yes										
		Yes										
		Yes										
		Yes										
		Yes										
Allocations		**Required**	**Confirmation (Y/N)**									
Contractor / Trade Allocation	**Description:**	**Yes**										
The following Contractor allocations are included in the amount of this Subcontract. Trade Contractor shall not proceed with any work associated with these allocations without prior		Yes										
		Yes										
		Yes		CA								
		Yes										
		Yes										
		Yes										
		Yes										
		Yes										
		Yes										
		Yes										
Exclusion / Coordination		**Required**	**Confirmation (Y/N)**									
Drawing or Specification # and Detail	**Description**	----------	----------									
		No	With Division?									
		No	Not Required									
	Base Bid Subtotal			$ 1,063,000			$ -			$ 1,795,000		
	Trade Contractor Plugs			$ -			$ -			$ (40,518)		
	GILBANE Qualified Plugs Total			$ 808,500			$ -			$ -		
	Owner Allowances			$ -			$ -			$ -		
	Contractor Allocations			$ 25,000			$ -			$ 25,000		
	Reconciled Bid Amount			$ 1,896,500			$ -			$ 1,779,482		

Company _____

Name _____

Title _____

Signature _____

Date _____

Selected Bidder

Bid Leveling Sheet

CoPC MOC Phae 1C Maintenance and Wash Buildings

240 Peavy Grade, Palm Coast Florida, 32127

Trade Contractor Bid Leveling / Comparisons

Trade Contractor Quote Date	7/30/26	Doerr's Custom Cabinets & Trim			Benchmark			Rainbow Cabinets		
Gilbane Team Member Responsible for Scope	Berat Akkaya	(904) 692-1052								
E-mail Address	Bakkaya@gilbaneco.com	Russ Doerr								
Phone Number	(904)200-8204	russ@doerrcct.com								
Bid Package 06A	**Millwork**	$ 89,953			$ 112,006			$ 178,205		
		Y,N,G,OA,CA	**Value ($)**	**Comments**	**Y,N,G,OA,CA**	**Value ($)**	**Comments**	**Y,N,G,OA,CA**	**Value ($)**	**Comments**
General Project Requirements										
Trade Contractor will sign Gilbane's subcontract agreement without comment:		Y	Included							
Trade Contractor has accepted the terms of the Owner / Prime Agreement:		Y	Included							
Trade Contractor is prequalified in Gilbane's qualification system:		Y	Included							
Trade Contractor has accepted the following exhibits that are part of the Project Manual:		Y	Included							
BIM participation and Execution plan		N	$ -	Not required - will provide shop drawings						
Delegated Design		N	$ -	Not required						
Contract Documents		Y	Included	Not AWI - Gilbane agrees						
General Requirements		Y	Included							
Project Manual		Y	Included							
Schedule		Y	Included	Shop Drawings - 30 days, Fabrication - 2-3 weeks						
Logistics		Y	Included							
Mockup		N	$ -	Not required						
Bid per Plans and Specifications?	Any alternates need to be called out	Y	Included							
All Addendum Included:	Addendum #1	Y	Included							
All Taxes		Y	Included							
Community Impact and Engagement Status:	MWBE/MBE etc.	N	$ -							
Trade Contractor Includes Bond and Insurance Costs Bonds and Insurance:		Y	Included							
General Liability Insurance	Higher coverage required if work requires crane mobilization	Y	Included							
Workers Comp Insurance		Y	Included							
Professional Liability	If work includes delegated design, include professional liability insurance	Y	Included							
Auto Liability		Y	Included							
Trade Specific Scope										
Drawing or Specification # and Detail	**Description:**									
This Agreement shall include, but not be limited to:										
Specific Scope of Work										
Scope Item #1	1. This trade contractor shall furnish and install all wood millwork/woodwork in accordance with contract documents.	Y	Included							
Scope Item #2	2. Furnish and install all stained hardwood, solid surface wall caps, counters of all types, casework.	Y	Included							
Scope Item #3	3. This trade contractor shall furnish and install all required casework, material storage, countertops, computer counters, cabinets, wall cabinets, solid surface counters and sills, quartz, mail slots, cubbies and the like.	Y	Included	Detail E1 - 1A-561, using brackets ILO Steel tube as called out						
Scope Item #4	4. Participate in Owner Direct Purchase tax saving program for material PO's $10,000 or greater.	N	$ -							
Scope Item #5	5. Comply with all LEED requirements and provide LEED documentation related to this trade package scope of work. Any absorptive materials must be stored on dunnage or palates off of the ground and protected from moisture.	Y	$ -	Callout on product datas. Low VOC adhesives.						
Scope Item #6	6. This trade contractor shall provide a blocking detail for all supports required for their installation.	Y	Included							
Scope Item #7	7. All cabinets and drawings to have locks per specifications.	N	$ -	No locks shown or called out on plans/specs.						
Scope Item #8	8. Furnish and install grommets in countertops at locations to be selected by the Owner.	Y	Included							
Scope Item #9	9. Provide holes and cutouts for sinks and plumb fixtures in solid surface countertops. Templates shall be provided by the Plumbing trade contractor.	Y	Included							
Scope Item #10	10. Furnish and install all required back splashes.	Y	Included							
Scope Item #11	11. Core material to be as specified per specifications.	Y	Included							
Scope Item #12	12. This trade contractor includes caulking for their own work, including backsplash to wall.	Y	Included							
Scope Item #13	13. This trade contractor to include PL-1 Ceiling in customer waiting area with line of reveal and grain direction as depicted in contract documents.	Y	Included							
Scope Item #14	14. This trade contractor to include PL-1 Ceiling at bulkhead along corridor 100B per detail A4/1A-531.	Y	Included							
Scope Item #15	15. This trade contractor to provide and install all solid surface sills at windows.	Y	Included							
Scope Item #16	16. This trade contractor to include Locker Bench by Hollman Oslo Bench, standard model OSB per contract documents.	N	$ -	Gilbane agrees						
Scope Item #17	17. This trade contractor to include Lockers by Hollman Essential collection, laminate configuration model LA1 per contract documents.	N	$ -	Gilbane agrees						
Scope Item #18	18. This trade contractor to include all stainless steel cabinetry per interior elevations on 1A-406.	N	$ -	Gilbane agrees						
Scope Item #19	19. Shop to be certified participant in AWI's quality certification program, no exceptions taken.	N	$ -	Not AWI Certified but work will be compliant to AWI Standards - Gilbane agrees						
Scope Item #20	20. All millwork to meet AWI's premium standard.	Y	Included							
Scope Item #21	21. 120-degree euro self-closing hinges.	Y	Included							
Scope Item #22	22. All MDF and Plywood products to not contain no added urea formaldehyde.	Y	Included							
Additional Scope Clarifications										
Clarification #1	Adder for FSC Certified lumber	N	$ 3,000	Included						
Allowances										
Owner Allowance	**Description:**									
The following Owner allowances are included in the amount of this Subcontract. Trade Contractor shall not proceed with any work associated with these allowances without prior										

CoPC MOC Phae 1C Maintenance and Wash Buildings

240 Peavy Grade, Palm Coast Florida, 32127

Trade Contactor Bid Leveling / Comparisons

		Doerr's Custom Cabinets & Trim	Benchmark	Rainbow Cabinets
Trade Contractor Quote Date	7/30/26			
		(904) 692-1052		
Gilbane Team Member Responsible for Scope	Berat Akkaya	Russ Doerr		
E-mail Address	Bakkaya@gilbaneco.com	russ@doerrcct.com		
Phone Number	(904)200-8204			
Bid Package 06A	**Millwork**	$ 89,953	$ 112,006	$ 178,205

Allocations

Contractor / Trade Allocation	Description:
The following Contractor allocations are included in the amount of this Subcontract. Trade Contractor shall not proceed with any work associated with these allocations without prior	

Exclusion / Coordination

Drawing or Specification # and Detail	Description

	Doerr's Custom Cabinets & Trim	Benchmark	Rainbow Cabinets
Base Bid Subtotal	$ 89,953	$ 112,006	$ 178,205
Trade Contractor Plugs	$ 3,000	$ -	$ -
GILBANE Qualified Plugs Total	$ -	$ -	$ -
Owner Allowances	$ -	$ -	$ -
Contractor Allocations	$ -	$ -	$ -
Reconciled Bid Amount	$ 92,953	$ 112,006	$ 178,205

Company

Name

Title

Signature

Date

Selected Bidder

Bid Leveling Sheet

CoPC MOC Phae 1C Maintenance and Wash Buildings

240 Peavy Grade, Palm Coast Florida, 32127

Trade Contactor Bid Leveling / Comparisons

Trade Contractor Quote Date	7/30/26	Hartford South			P&A Roofing			NexGen Roofing			Apex Roofing		
		(407) 857-9392											
Gilbane Team Member Responsible for Scope	Berat Akkaya	David Edwards			Glen Hough								
E-mail Address	Bakkaya@gilbaneco.com	david@hartfordsouth.com			ghough@pa-roofing.com								
Phone Number	(904)200-8204												
Bid Package 07A	**Membrane Roofing**	$		621,645	$		711,892	$		1,270,000	$		2,065,000
		Y,N,G,OA,CA	**Value ($)**	**Comments**	**Y,N,G,OA,CA**	**Value ($)**	**Comments**	**Y,N,G,OA,CA**	**Value ($)**	**Comments**	**Y,N,G,OA,CA**	**Value ($)**	**Comments**
General Project Requirements													
Trade Contractor will sign Gilbane's subcontract agreement without comment:		Y	Included		Y	Included							
Trade Contractor has accepted the terms of the Owner / Prime Agreement:		Y	Included		Y	Included							
Trade Contractor is prequalified in Gilbane's qualification system:		Y	Included		Y	Included							
Trade Contractor has accepted the following exhibits that are part of the Project Manual:		Y	Included		Y	Included							
BIM participation and Execution plan		Y	Included		N	$ -	Not required						
Delegated Design		Y	Included		N	$ -	Not required						
Contract Documents		Y	Included		Y	Included	TPO - JM						
General Requirements		Y	Included		Y	Included							
Project Manual		Y	Included		Y	Included							
Schedule		Y	Included	Insulation 5-6 weeks, TPO 2-3 weeks	Y	Included	Insulation - 6-8 weeks						
Logistics		Y	Included		Y	Included							
Mockup		Y	Included	In-place mock ups	N	$ -	Not required						
Bid per Plans and Specifications?	Any alternates need to be called out	Y	Included	JM	Y	Included							
All Addendum Included:	Addendum #1	Y	Included		Y	Included							
All Taxes		Y	Included		Y	Included							
Community Impact and Engagement Status:	MWBE/MBE etc.	N	$ -		Y	Included							
Trade Contractor Includes Bond and Insurance Costs Bonds and Insurance:		Y	Included		Y	Included							
General Liability Insurance	Higher coverage required if work requires crane mobilization	Y	Included		Y	Included							
Workers Comp Insurance		Y	Included		Y	Included							
Professional Liability	If work includes delegated design, include professional liability insurance	Y	Included		Y	Included							
Auto Liability		Y	Included		Y	Included							
Trade Specific Scope													
Drawing or Specification # and Detail	**Description:**												
This Agreement shall include, but not be limited to:													
Specific Scope of Work													
Scope Item #1	1. Furnish all labor, materials, equipment, supervision, and services required to provide a complete roofing system at Wash Building including, but not limited to, single-ply roofing, copings, tapered insulation, rigid insulation, cover board, vapor barriers, adhesives, underlayment, protection boards, flashings, counter flashings, termination bars, soffit, drip edges, trims, walkway pads, fasteners, weeps, gutters and downspouts, penetration boots, scuppers, roof hatches, roof specialties, roof expansion joint assemblies, and soffit & fascia.	Y	Included		Y	Included							
Scope Item #2	2. Wash building roof to be in compliance with Florida Product Approvals, rated to Category 4, 160 mph ultimate wind speed.	Y	Included	Vasd= 124mph	Y	Included							
Scope Item #3	3. Provide all necessary fasteners and accessories.	Y	Included		Y	Included							
Scope Item #4	4. Provide joint sealers where it applies to your scope of work, in accordance with other specification sections.	Y	Included		Y	Included							
Scope Item #5	5. Include all necessary hoisting for this Trade Contractor's scope of work. This includes the loading of all materials (insulation, membrane, fasteners, etc.) to the roof level.	Y	Included		Y	Included							
Scope Item #6	6. Include all metal fascia, metal soffit panel, accessories, fasteners and all waterproofing associated with the work.	Y	Included		Y	Included							
Scope Item #7	7. Provide all boots, roof hatches with accessories, sealants, expansion joints and locking devices.	Y	Included		Y	Included							
Scope Item #8	8. Sealing and closure at all roof penetrations (pipes, curbs, conduits, supports, fall protection devices, lightning protection, etc.) including all necessary seals, boots, stainless steel clamps, sealants, and flashings.	Y	Included		Y	Included							
Scope Item #9	9. Provide all downspouts, collector heads/boxes, and connection materials to the underground storm drainage system. This contractor to provide final connection.	Y	Included		Y	Included							
Scope Item #10	10. This contractor is responsible for stair scaffold system for the wash building from the time the steel has been completed through completion of this scope of work and main egress has been installed. Include 4 months of rental.	N	$ -	O.K - Included in GBC Site Services	N	$ -	O.K - Included in GBC Site Services						
Scope Item #11	11. Furnish and install roof hatch, safety rail, and fall arrest. PT blocking at roof hatches.	Y	Included		Y	Included							
Scope Item #12	12. Install flashing at vent through roof pipe penetrations and curbs for roof mounted equipment.	Y	Included		Y	Included							
Scope Item #13	13. Provide 20-year NDL weather tightness warranty on complete roofing system per the contract documents.	Y	Included	Single ply roofing only, does not include soffit panels.	Y	Included							
Scope Item #14	14. Provide manufacturer's standard wind rider warranty. Provide an alternate for premium higher wind rider warranty(s).	N	$ 7,000	Standard is 90 mph, going to 125 mph will be $7,000.00 add	Y	Included	Includes 125 mph wind rider warranty in base price						
Additional Scope Clarifications													
Clarification #1	Credit for 16 ga hat channels	Y	$ -		G	$ 38,000	Plug-in Number						
Clarification #2	Includes final roof connection from downspout to 6" ADS pipe at ground level	Y	Y		Y	Included	P&A include sSquare to round adapter to ADS pipe, and making final connection. UG Storm installed at ground level by Others.						
Clarification #3	Prefinished Metal Panel (Pac-Clad same product being used at Fascia) over tilt walls seperating wash bays. Installed over CFMF.	N	$ 16,200		N	$ 17,077							
Clarification #4	Single layer of poly iso over metal deck at open bay area.	N	$ 19,165		Y	Included							
Clarification #5	PT Wood Blocking 2x6 at Roof Perimeter	N	$ 15,600		g	$ 15,600							
Allowances													
Owner Allowance	**Description:**												
The following Owner allowances are included in the amount of this Subcontract. Trade Contractor shall not proceed with any work associated with these allowances without prior written direction													

CoPC MOC Phae 1C Maintenance and Wash Buildings

240 Peavy Grade, Palm Coast Florida, 32127

Trade Contactor Bid Leveling / Comparisons

		Hartford South	P&A Roofing	NexGen Roofing	Apex Roofing
Trade Contractor Quote Date	7/30/26				
		(407) 857-9392			
Gilbane Team Member Responsible for Scope	Berat Akkaya	David Edwards	Glen Hough		
E-mail Address	Bakkaya@gilbaneco.com	david@hartfordsouth.com	ghough@pa-roofing.com		
Phone Number	(904)200-8204				
Bid Package 07A	**Membrane Roofing**	$ 621,645	$ 711,892	$ 1,270,000	$ 2,065,000

Allocations

Contractor / Trade Allocation	Description:
The following Contractor allocations are included in the amount of this Subcontract. Trade Contractor shall not proceed with any work associated with these allocations without prior written	

Exclusion / Coordination

Drawing or Specification # and Detail	Description

	Hartford South	P&A Roofing	NexGen Roofing	Apex Roofing
Base Bid Subtotal	$ 621,645	$ 711,892	$ 1,270,000	$ 2,065,000
Trade Contractor Plugs	$ 57,965	$ 17,077	$ -	$ -
GILBANE Qualified Plugs Total	$ -	$ 53,600	$ -	$ -
Owner Allowances	$ -	$ -	$ -	$ -
Contractor Allocations	$ -	$ -	$ -	$ -
Reconciled Bid Amount	$ 679,610	$ 782,569	$ 1,270,000	$ 2,065,000

Company _____

Name _____

Title _____

Signature _____

Date _____

Selected Bidder

CoPC MOC Phae 1C Maintenance and Wash Buildings

240 Peavy Grade, Palm Coast Florida, 32127

		Central Florida Waterproofing			Advanced Coating			Percopo Coatings		
Trade Contractor Quote Date	7/30/26	(407) 696-8188			(9004) 813-3088			(407) 402-1243		
Gilbane Team Member Responsible for Scope	Berat Akkaya	Michelle Braun			Brad Bernhardt			Sid Moore		
E-mail Address	Bakkaya@gilbaneco.com	michelle@cfw-fl.com			acc@advancedcoatingusa.com			mike@pccusa.com		
Phone Number	(904)200-8204									
Bid Package 07B	**Waterproofing**	$ 107,544			$ 375,090			$ 153,529		
		Y,N,G,OA,CA	Value ($)	Comments	Y,N,G,OA,CA	Value ($)	Comments	Y,N,G,OA,CA	Value ($)	Comments
General Project Requirements										
Trade Contractor will sign Gilbane's subcontract agreement without comment:								Y	Included	
Trade Contractor has accepted the terms of the Owner / Prime Agreement:								Y	Included	
Trade Contractor is prequalified in Gilbane's qualification system:								Y	Included	
Trade Contractor has accepted the following exhibits that are part of the Project Manual:								Y	Included	
BIM participation and Execution plan								Y	Included	
Delegated Design								Y	Included	
Contract Documents								Y	Included	
General Requirements								Y	Included	
Project Manual								Y	Included	
Schedule								Y	Included	
Logistics								Y	Included	
Mockup								Y	Included	
Bid per Plans and Specifications?	Any alternates need to be called out							Y	Included	
All Addendum Included:	Addendum #1							Y	Included	
All Taxes								Y	Included	
Community Impact and Engagement Status:	MWBE/MBE etc.							Y	Included	
Trade Contractor Includes Bond and Insurance Costs Bonds and Insurance:								Y	Included	
General Liability Insurance	Higher coverage required if work requires crane mobilization							Y	Included	
Workers Comp Insurance								Y	Included	
Professional Liability	If work includes delegated design, include professional liability insurance							Y	Included	
Auto Liability								Y	Included	
Trade Specific Scope										
Drawing or Specification # and Detail	**Description:**									
This Agreement shall include, but not be limited to:										
Specific Scope of Work										
Scope Item #1	1. This contractor shall provide all damp proofing at the top of the foundations including on the tilt walls extending just below the finish grade.	Y	Included					Y	Included	
Scope Item #2	2. Provide all interior and exterior tilt wall panel to panel joint sealants and backer material. Provide abuse resistant sealant on the exposed to public joints to a height of 8'-0" AFF.	Y						Y	Included	
Scope Item #3	3. Provide traffic grade joint sealant at all sidewalk joints as well as concrete pavement joints per jointing plan on civil drawings. Include joints from pavement to curb as well.	Y						Y	Included	
Scope Item #4	4. Include close spray foam insulation (R-38) underside of deck at mezzanine floor.	N	$ -	Gilbane Agrees				N	$ -	Gilbane agrees
Scope Item #5	5. Comply with all LEED requirements and provide LEED documentation related to this trade package scope of work including but not limited to low VOC sealants.	Y						Y	Included	
Additional Scope Clarifications										
Clarification #1	Breakout cost for bentonite at all locations	G	$ 88,630		Y	Included	$88,630	Y	Included	
Clarification #2	Post Bid Adjustment if contract awarded along with Paint and Sealed/Polished Flooring							N	$ (7,023)	
Allowances										

Selected Bidder

CoPC MOC Phae 1C Maintenance and Wash Buildings

240 Peavy Grade, Palm Coast Florida, 32127

Trade Contractor Quote Date	7/30/26												
				Rolling Plains			Gato Cleaning			American Insultors			
Gilbane Team Member Responsible for Scope	Berat Akkaya			480-340-2165			(9004) 813-3088			904-793-2756			
				Aaron Gilbert			Brad Bernhardt			Mike Hempel			
E-mail Address	Bakkaya@gilbaneco.com			aaron.gilbert@rollingplains.com			acc@advancedcoatingusa.co			mike.hempel@truteam.com			
Phone Number	(904)200-8204												
Bid Package 07C	**Spray-Foam Insulation**			$ 132,000			$ 186,[illegible]45			$ 47,810			
				Y,N,G,OA,CA	Value ($)	Comments	Y,N,G,OA,CA	Value ($)	Comments	Y,N,G,OA,CA	Value ($)	Comments
General Project Requirements		**Required**	**Confirmation (Y/N)**									
Trade Contractor will sign Gilbane's subcontract agreement without comment:		Yes		Y	Included		Y	Included		Y	Included	
Trade Contractor has accepted the terms of the Owner / Prime Agreement:		Yes		Y	Included		Y	Included		Y	Included	
Trade Contractor is prequalified in Gilbane's qualification system:		Yes		Y	Included		Y	Included		Y	Included	
Trade Contractor has accepted the following exhibits that are part of the Project Manual:		Yes		Y	Included		Y	Included		Y	Included	
BIM participation and Execution plan		Yes		Y	Included		Y	Included		Y	Included	
Delegated Design		Yes		Y	Included		Y	Included		Y	Included	
Contract Documents		Yes		Y	Included		Y	Included		Y	Included	
General Requirements		Yes		Y	Included		Y	Included		Y	Included	
Project Manual		Yes		Y			Y	Included		Y	Included	
Schedule		Yes		Y	Included		Y	Included		Y	Included	
Logistics		Yes		Y	Included		Y	Included		Y	Included	
Mockup		Yes		Y	Included		Y	Included		Y	Included	
		Yes										
Bid per Plans and Specifications?	Any alternates need to be called out	Yes		Y	Included		Y	Included		Y	Included	
All Addendum Included:	Addendum #1	Yes		Y	Included		Y	Included		Y	Included	
All Taxes		Yes		Y	Included		Y	Included		Y	Included	
Community Impact and Engagement Status:	MWBE/MBE etc.	Yes		Y	Included		Y	Included		Y	Included	
Trade Contractor Includes Bond and Insurance Costs Bonds and Insurance:		Yes		Y	Included		Y	Included		Y	Included	
General Liability Insurance	Higher coverage required if work requires crane mobilization	Yes		Y	Included		Y	Included		Y	Included	
Workers Comp Insurance		Yes		Y	Included		Y	Included		Y	Included	
Professional Liability	If work includes delegated design, include professional liability insurance	Yes		Y	Included		Y	Included		Y	Included	
Auto Liability		Yes		Y	Included		Y	Included		Y	Included	
		Yes										
		Yes										
Trade Specific Scope		**Required**	**Confirmation (Y/N)**									
Drawing or Specification # and Detail	**Description:**	----------	----------									
This Agreement shall include, but not be limited to:		Yes										
Specific Scope of Work		Yes										
Scope Item #4	Include close spray foam insulation (R-38) underside of deck at mezzanine floor.	Yes		Y	Included		Y	Included		Y	Included	
Scope Item #5	Comply with all LEED requirements and provide LEED documentation related to this trade package scope of work including but not limited to low VOC sealants.	Yes		Y			Y	Included		Y	Included	
Additional Scope Clarifications												
Trade Allocation for Patching		Yes		CA	$ 5,000		CA	$ 5,000		CA	$ 5,000	
		Yes										
		Yes										
		Yes										
		Yes										
		Yes										
		Yes										
		Yes										
		Yes										
		Yes										
		Yes										
		Yes										
		Yes										
		Yes										
Allowances		**Required**	**Confirmation (Y/N)**									
Owner Allowance	**Description:**	----------	----------									
The following Owner allowances are included in the amount of this Subcontract. Trade Contractor shall not proceed with any work associated with these allowances without prior written		Yes										
		Yes										
		Yes										
		Yes										
		Yes										
		Yes										
		Yes										
		Yes										
Allocations		**Required**	**Confirmation (Y/N)**									
Contractor / Trade Allocation	**Description:**	**Yes**										
The following Contractor allocations are included in the amount of this Subcontract. Trade Contractor shall not proceed with any work associated with these allocations without prior written		Yes										
		Yes										
		Yes										
		Yes										
		Yes										
		Yes										
		Yes										

CoPC MOC Phae 1C Maintenance and Wash Buildings

240 Peavy Grade, Palm Coast Florida, 32127

Trade Contractor Quote Date	7/30/26			Rolling Plains			Gato Cleaning			American Insultors		
				480-340-2165			(9004) 813-3088			904-793-2756		
Gilbane Team Member Responsible for Scope	Berat Akkaya			Aaron Gilbert			Brad Bernhardt			Mike Hempel		
E-mail Address	Bakkaya@gilbaneco.com			aaron.gilbert@rollingplains.com			acc@advancedcoatingusa.com			mike.hempel@truteam.com		
Phone Number	(904)200-8204											
Bid Package 07C	**Spray-Foam Insulation**			$ 132,000			$ 186,645			$ 47,810		
		Yes										
		Yes										
		Yes										
		Yes										
Exclusion / Coordination		**Required**	**Confirmation (Y/N)**									
Drawing or Specification # and Detail	**Description**	----------	----------									
		No	With Division?									
		No	Not Required									
	Base Bid Subtotal			$ 132,000			$ 186,645			$ 47,810		
	Trade Contractor Plugs			$ -			$ -			$ -		
	GILBANE Qualified Plugs Total			$ -			$ -			$ -		
	Owner Allowances			$ -			$ -			$ -		
	Contractor Allocations			$ 5,000			$ 5,000			$ 5,000		
	Reconciled Bid Amount			$ 137,000			$ 191,645			$ 52,810		

Company _____

Name _____

Title _____

Signature _____

Date _____

Selected Bidder

Gilbane

CoPC MOC Phae 1C Maintenance and Wash Buildings

240 Peavy Grade, Palm Coast Florida, 32127

Trade Contractor Quote Date	7/30/26	DH Pace			Kendall Intermediate Corp			LaForce		
		(816) 480-2600			(708) 879-9177			(813) 569-1000		
Gilbane Team Member Responsible for Scope	Berat Akkaya	Jacob Formby			Jim Pasquesi			Dalton Hottle		
E-mail Address	Bakkaya@gilbaneco.com	jacob.formby@dhpace.com			jpasquesi@kendalldrs.com			dalton.hottle@laforceinc.com		
Phone Number	(904)200-8204									
Bid Package 08A	**Doors/Frames/Hardware**	$		298,209	No Bid			$		319,453
		Y,N,G,OA,CA	**Value ($)**	**Comments**	**Y,N,G,OA,CA**	**Value ($)**	**Comments**	**Y,N,G,OA,CA**	**Value ($)**	**Comments**
General Project Requirements										
Trade Contractor will sign Gilbane's subcontract agreement without comment:		Y	Included					Y	Included	
Trade Contractor has accepted the terms of the Owner / Prime Agreement:		Y	Included					Y	Included	
Trade Contractor is prequalified in Gilbane's qualification system:		Y	Included					Y	Included	
Trade Contractor has accepted the following exhibits that are part of the Project Manual:		Y	Included					Y	Included	
BIM participation and Execution plan		N	$ -	Gilbane Agrees				N	$ -	Gilbane Agrees
Delegated Design		N	$ -	Gilbane Agrees				N	$ -	Gilbane Agrees
Contract Documents		Y	Included					Y	Included	
General Requirements		Y	Included					Y	Included	
Project Manual		Y	Included					Y	Included	
Schedule		Y	Included	Submittals - 3-4 Wks,Approvals 1-2 Wks, Fab. HM Frames - 12-14 Wks.				Y	Included	11-12 Weeks for HM Frames, will expedite frames in Tilt Wall
Logistics		Y	Included					Y	Included	
Mockup		y	$ -	In-place mock up if required.				Y	Included	In-place mock ups only
Bid per Plans and Specifications?	Any alternates need to be called out	Y	Included					Y	Included	
All Addendum Included:	Addendum #1	Y	Included					Y	Included	
All Taxes		Y	Included					Y	Included	
Community Impact and Engagement Status:	MWBE/MBE etc.	N	$ -					N		
Trade Contractor Includes Bond and Insurance Costs Bonds and Insurance:		Y	Included					Y	Included	
General Liability Insurance	Higher coverage required if work requires crane mobilization	Y	Included					Y	Included	
Workers Comp Insurance		Y	Included					Y	Included	
Professional Liability	If work includes delegated design, include professional liability insurance	Y	Included					Y	Included	
Auto Liability		Y	Included					Y	Included	
Trade Specific Scope										
Drawing or Specification # and Detail	**Description:**									
This Agreement shall include, but not be limited to:										
Specific Scope of Work										
Scope Item #1	1. This Trade contractor shall furnish all labor, material, equipment, tools, layout, supervision, temporary and miscellaneous items necessary to complete installation all hollow metal doors, hollow metal frames, wood doors and hardware.	Y	Included					Y	Included	
Scope Item #2	2. This trade contractor to expedite shop drawings and fabrication of all frames that will be cast-in concrete in tilt-walls. If failed to procure in time, it is this trade contractor's responsibility to dimple frames and provide expansion anchors and other applicable accessories.	Y	Included					Y	Included	
Scope Item #3	3. The door and window systems included herein are intended to be weather tight installation by this trade contractor. This specifically referring to thresholds provided/installed by this Trade Contractor.	Y	Included					Y	Included	
Scope Item #4	4. Hollow metal frames, fully assembled, welded, and shop primed to be furnished only by this trade contractor and installed by others.	N	$ -	Not included.				Y	Included	
Scope Item #5	5. This trade contractor shall provide exterior frames, doors and hardware that comply with Florida Product Approvals and designed to category 4, 160-mph ultimate winds.	N	$ 79,508	Need to upgrade doors/frames/hardware to Cat 4, missile E.				Y	Included	
Scope Item #6	6. Coordinate with the Construction Manager regarding the deliver, unloading, and staging areas for this scope of work. This subcontractor shall be on-site to receive and inventory all shipments of HM Frames. Include locked storage room for storing hardware materials.	Y	Included					Y	Included	Receiving and storing of HM Frames BY OTHERS
Scope Item #7	7. Provide temp construction cylinders.	Y	Included					y	Included	
Scope Item #8	8. Provide all doors and frames offsite as required to receive all hardware including any electrical and/or security equipment scheduled. Preparation shall include but not be limited to: pre-drilling, pre-cutting, and reinforcing. Provide all raceways between back boxes/pockets.	Y	Included	Frames receieving electrical hardware will be prepared accordingly during fabrication				y	Included	Provide frames only, install by others.
Scope Item #9	9. Provide and install all interior hollow metal window frames and side lite frames. Include appropriate glazing stops as determined by glazing thickness. Glazing units, caulk at glazing and neoprene pads for glazing will be by others.	Y	Included	HM Frames are furnished only, installed by others.				Y	Included	
Scope Item #10	10. Hollow metal frames, fully assembled, welded, and shop primed to be furnished only by this trade contractor and installed by others.	Y	Included					Y	Included	
Scope Item #11	11. Provide all required door power supplies for access control.	Y	Included	Card Reader by others.				Y	Included	
Scope Item #12	12. Provide all finish hardware for complete operable doors as well as include the cost to provide all permanent cores including those for storefront doors and emergency access gates.	Y	Included					Y	Included	
Scope Item #13	13. This contractor to provide all expansion bolts, clips and other anchoring accessories for HM frames that will be installed in CMU Walls and Tilt-Up walls. Anchoring to comply with Florida Product Approvals.	Y	Included					Y	Included	
Scope Item #14	14. Include provisions to re-adjust doors once the building is climatized, plus provide adjustment of door closures as needed 60 days after substantial completion.	Y	Included					Y	Included	

CoPC MOC Phae 1C Maintenance and Wash Buildings

240 Peavy Grade, Palm Coast Florida, 32127

Trade Contractor Quote Date	7/30/26	DH Pace			Kendall Intermediate Corp			LaForce		
		(816) 480-2600			(708) 879-9177			(813) 569-1000		
Gilbane Team Member Responsible for Scope	Berat Akkaya	Jacob Formby			Jim Pasquesi			Dalton Hottle		
E-mail Address	Bakkaya@gilbaneco.com	jacob.formby@dhpace.com			jpasquesi@kendalldrs.com			dalton.hottle@laforceinc.com		
Phone Number	(904)200-8204									
Bid Package 08A	**Doors/Frames/Hardware**	$ 298,209			No Bid			$ 319,453		
Scope Item #15	15. Include costs for a qualified member of your firm to hold the keying conference. Assist the construction manager prior to project closeout in setting up the key cabinet to be turned over to the Owner. Prior to final turnover of building to owner – inspect each and every opening to ensure the proper operation of the door & hardware and correct any deficiencies found. Resolve any installation problems, including but not limited to defective material, improper hardware, preparation and missing material. Meet with the Owner, Architect, and Gilbane to develop the keying schedule and hierarchy.	Y	Included	Includes the key cabinet, that will be turned over to the owner.				Y	Included	
Additional Scope Clarifications										
Clarification #1	1/4" clear tempered glazing	N		Gilbane Agrees - Included in 08B				N	$ -	Gilbane Agrees - Included in 08B
Clarification #2	Position Switch	Y	Included					Y	Included	Only Card Readers by OTHERS
Clarification #3	Plain Sliced white oak veneer	G	$ 210					N	$ 210	
Clarification #4	FSC Wood Doors for LEED	G	$ 214					N	$ 214	
Clarification #5	HM Frames and Doors to receive 1" Insulated Glass per Pre-Bid RFI 30 Round 7	Y	Included					Y	Included	
Clarification #6	Insulated Doors per Pre-Bid RFI 30 Round 7	Y	Included					Y	Included	
Clarification #7	HM Frames with Transom Louver will be seperated, Louvers will have their own Frames BY OTHERS	Y	Included					N	$ (13,671)	
Clarification #8	Adder for Structural Composite Lumber Core Doors ILO Particle board	G	$ 316					N	$ 316	
Clarification #9	QTO Adjustment on Doors/Frames	Y	Included					N	$ 6,221	
Clarification #10	Hold Pricing through April 2028	G	$ 1,056					N	$ 1,056	
Clarifiation #11	Missile Level E rating designed to withstand +/- 65 PSF	Y	Included					N	$ 29,184	
Allowances										
Owner Allowance	**Description:**									
The following Owner allowances are included in the amount of this Subcontract. Trade Contractor shall not proceed with any work associated with these allowances without prior written										
Allocations										
Contractor / Trade Allocation	**Description:**									
The following Contractor allocations are included in the amount of this Subcontract. Trade Contractor shall not proceed with any work associated with these allocations without prior written										
Exclusion / Coordination										
Drawing or Specification # and Detail	**Description**									
	Base Bid Subtotal	$ 298,209			$ -			$ 319,453		
	Trade Contractor Plugs	$ 79,508			$ -			$ 23,530		
	GILBANE Qualified Plugs Total	$ 1,796			$ -			$ -		
	Owner Allowances	$ -			$ -			$ -		
	Contractor Allocations	$ -			$ -			$ -		
	Reconciled Bid Amount	$ 379,513			$ -			$ 342,983		

Company _____

Name _____

Title _____

Signature _____

Date _____

Selected Bidder

Gilbane

CoPC MOC Phae 1C Maintenance and Wash Buildings

240 Peavy Grade, Palm Coast Florida, 32127

Trade Contractor Quote Date	7/30/26			
		Lee & Cates	Brad's Glass Company	Craggs Glass
		(904) 358-8555	(904) 765-5558	904-783-8483
Gilbane Team Member Responsible for Scope	Berat Akkaya	Amanda Staples	Vonda Walker	Rick Cragg
E-mail Address	Bakkaya@gilbaneco.com	astaples@leeandcatesglass.com	vwalker@bradsglass.com	rick_craggsglass@bellsouth.net
Phone Number	(904)200-8204			

Bid Package 08B.1	Glass & Glazing	$ 186,850			No bid			$ 151,638		
		Y,N,G,OA,CA	Value ($)	Comments	Y,N,G,OA,CA	Value ($)	Comments	Y,N,G,OA,CA	Value ($)	Comments
General Project Requirements										
Trade Contractor will sign Gilbane's subcontract agreement without comment:								Y	Included	
Trade Contractor has accepted the terms of the Owner / Prime Agreement:								Y	Included	
Trade Contractor is prequalified in Gilbane's qualification system:								Y	Included	
Trade Contractor has accepted the following exhibits that are part of the Project Manual:								Y	Included	
BIM participation and Execution plan								N		Gilbane Agrees
Delegated Design								Y	Included	
Contract Documents								Y	Included	
General Requirements								Y	Included	
Project Manual								Y	Included	
Schedule								Y	Included	
Logistics								Y	Included	
Mockup								Y	Included	
Bid per Plans and Specifications?	Any alternates need to be called out							Y	Included	
All Addendum Included:	Addendum #1							Y	Included	
All Taxes								Y	Included	
Community Impact and Engagement Status:	MWBE/MBE etc.							Y	Included	
Trade Contractor Includes Bond and Insurance Costs Bonds and Insurance:								Y	Included	
General Liability Insurance	Higher coverage required if work requires crane mobilization							Y	Included	
Workers Comp Insurance								Y	Included	
Professional Liability	If work includes delegated design, include professional liability insurance							Y	Included	
Auto Liability								Y	Included	
Trade Specific Scope										
Drawing or Specification # and Detail	**Description:**									
This Agreement shall include, but not be limited to:										
Specific Scope of Work										
Scope Item #1	1. Provide all aluminum windows, glass and glazing, aluminum entrances, storefronts, door hardware, curtainwalls, transaction windows, and unframed mirrored glass complete.							Y	Included	
Scope Item #2	2. Provide all translucent panels including prefinished sill pan and transition flashing, blocking, sill plate anchoring and all sealants for a complete system.							N	$ -	Gilbane Agrees
Scope Item #3	3. Provide Amico Mesh Screen. Basis of design model Apex03, 26% open area, 6"x2.5" pitch, powder coated manufacturers standard selections.							N	$ -	Gilbane Agrees
Scope Item #4	4. All exterior systems to have Florida Product Approvals for Category 4, 160-mph ultimate wind speeds. If there is no Florida Product Approval, it is this trade contractor's responsibility to provide third party engineering for local approvals.							Y	Included	
Scope Item #5	5. Provide electronic files of shop drawings for use by the tilt-wall contractor for coordination of panel opening and embeds required by this contractor.							Y	Included	
Scope Item #6	6. Provide all blocking, flashings, sill pans, trims, break metal, attachments, and sealants required for complete operable assemblies.							Y	Included	
Scope Item #7	7. Provide all sealants for both interior and exterior of assemblies to ensure							Y	Included	
Scope Item #8	8. Participate in Owner Direct Purchase tax saving program for material PO's $10,000 or greater.							Y	Included	
Scope Item #9	9. Comply with all LEED requirements and provide LEED documentation related to this trade package scope of work including but not limited to recycled content and low VOC sealants.							Y	Included	
Scope Item #10	10. Provide aluminum sunshades above windows as called out on exterior elevations.							Y	Included	
Scope Item #11	11. Contractor shall provide rough openings in walls, this Trade Contractor shall provide blocking/nailers, and shims required for proper installation within openings. Provide survey of rough openings noting openings that require re-work prior to start of installation.							Y	Included	

Selected Bidder

Gilbane

CoPC MOC Phae 1C Maintenance and Wash Buildings

240 Peavy Grade, Palm Coast Florida, 32127

Trade Contactor Bid Leveling / Comparisons

Trade Contractor Quote Date	7/30/26			Kraz Metals LLC			Peachtree		
Gilbane Team Member Responsible for Scope	Berat Akkaya			Daniel O'Malley			Andrew Jennings		
E-mail Address	Bakkaya@gilbaneco.com			omalley@krazmetals.com					
Phone Number	(904)200-8204								
Bid Package 08B.2	**Amico Mesh**			$ 268,210			$ 258,000		
				Y,N,G,OA,CA	**Value ($)**	**Comments**	**Y,N,G,OA,CA**	**Value ($)**	**Comments**
General Project Requirements		**Required**	**Confirmation (Y/N)**						
Trade Contractor will sign Gilbane's subcontract agreement without comment:		Yes		Y	Included	Screens & Polycarbonate	Y	Included	
Trade Contractor has accepted the terms of the Owner / Prime Agreement:		Yes		Y	Included		Y	Included	
Trade Contractor is prequalified in Gilbane's qualification system:		Yes		N		EMR is good, need prequalified in Compass	N		
Trade Contractor has accepted the following exhibits that are part of the Project Manual:		Yes		Y	Included		Y	Included	
BIM participation and Execution plan		Yes		Y	Included		Y	Included	
Delegated Design		Yes		Y	Included		Y	Included	
Contract Documents		Yes		Y	Included		Y	Included	
General Requirements		Yes		Y	Included		Y	Included	
Project Manual		Yes		Y	Included		Y	Included	
Schedule		Yes		Y	Included	5-6 weeks for Panels, 10-12 weeks fabrication	Y	Included	
Logistics		Yes		Y	Included		Y	Included	
Mockup		Yes		Y	Included	In-place mock up	Y	Included	
		Yes							
Bid per Plans and Specifications?	Any alternates need to be called out	Yes		Y	Included		Y	Included	
All Addendum Included:	Addendum #1	Yes		Y	Included		Y	Included	
All Taxes		Yes		Y	Included		Y	Included	
Community Impact and Engagement Status:	MWBE/MBE etc.	Yes		Y	Included		Y	Included	
Trade Contractor Includes Bond and Insurance Costs Bonds and Insurance:		Yes		Y	Included		Y	Included	
General Liability Insurance	Higher coverage required if work requires crane mobilization	Yes		Y	Included		Y	Included	
Workers Comp Insurance		Yes		Y	Included		Y	Included	
Professional Liability	If work includes delegated design, include professional liability insurance	Yes		Y	Included		Y	Included	
Auto Liability		Yes		Y	Included		Y	Included	
		Yes							
		Yes							
Trade Specific Scope		**Required**	**Confirmation (Y/N)**						
Drawing or Specification # and Detail	**Description:**	----------	----------						
This Agreement shall include, but not be limited to:		Yes							
Specific Scope of Work		Yes							
Scope Item #1	1. Provide all aluminum windows, glass and glazing, aluminum entrances, storefronts, door hardware, curtainwalls, transaction windows, and unframed mirrored glass complete.	Yes		N	$ -	Only Amico Mesh			
Scope Item #2	2. Provide all translucent panels including prefinished sill pan and transition flashing, blocking, sill plate anchoring and all sealants for a complete system.	Yes		N					
Scope Item #3	3. Provide Amico Mesh Screen. Basis of design model Apex03, 26% open area, 6"x2.5" pitch, powder coated manufacturers standard selections.	Yes		y	Included				
Scope Item #4	4. All exterior systems to have Florida Product Approvals for Category 4, 160-mph ultimate wind speeds. If there is no Florida Product Approval, it is this trade contractor's responsibility to provide third party engineering for local approvals.	Yes		Y	Included	Florida Product Approval may not be available. Kraz Metals includes signed and sealed shop drawings and calcs for local approvals.			
Scope Item #5	5. Provide electronic files of shop drawings for use by the tilt-wall contractor for coordination of panel opening and embeds required by this contractor.	Yes		Y	Included				
Scope Item #6	6. Provide all blocking, flashings, sill pans, trims, break metal, attachments, and sealants required for complete operable assemblies.	Yes		Y	Included				
Scope Item #7	7. Provide all sealants for both interior and exterior of assemblies to ensure weather	Yes		Y	Included				
Scope Item #8	8. Participate in Owner Direct Purchase tax saving program for material PO's $10,000 or greater.	Yes		Y	Included				
Scope Item #9	9. Comply with all LEED requirements and provide LEED documentation related to this trade package scope of work including but not limited to recycled content and low VOC sealants.	Yes		Y	Included				
Scope Item #10	10. Provide aluminum sunshades above windows as called out on exterior elevations.	Yes		N	$ -				
Scope Item #11	11. Contractor shall provide rough openings in walls, this Trade Contractor shall provide blocking/nailers, and shims required for proper installation within openings. Provide survey of rough openings noting openings that require re-work prior to start of installation.	Yes		N					
Scope Item #12	12. Provide all glass that meets the design intent of Category 4 hurricanes at 160-mph ultimate wind speeds, glazing to match storefront system for a complete unit.	Yes		Y	Included	Florida Product Approval may not be available. Kraz Metals includes signed and sealed shop drawings and calcs for local approvals.			
Scope Item #13	13. Provide all glass for all door lite kits required in hollow metal frames and doors, and wood doors. Lite kits and stops provided by others for installation by this contractor including all work associated with drilling of all lite kits installed in tilt walls. Trim out all lite kits after installation including countersinking of all nails.	Yes		N	$ -				
Scope Item #14	14. Prep all aluminum entrances for security system and/or access control as required. Coordinate installation with electrical/security contractor. Furnish a complete turnkey door hardware materials per listed door hardware for a fully functional system.	Yes		N	$ -				
Additional Scope Clarifications									
Clarificaiton #1	Amico Mesh - Will send revised quote for 160 mph winds; thickness to increase to 3/16" and vertical members increase to 18" OC	Yes		Y	$ 51,170				
Clarification #2	Credit of both scopes awarded together (Translucent panels + Amico Mesh)	Yes		G	$ -	($12,000) N/A due to Curtain Wall change			

CoPC MOC Phae 1C Maintenance and Wash Buildings

240 Peavy Grade, Palm Coast Florida, 32127

Trade Contactor Bid Leveling / Comparisons

				Kraz Metals LLC			Peachtree		
Trade Contractor Quote Date	7/30/26								
Gilbane Team Member Responsible for Scope	Berat Akkaya			Daniel O'Malley			Andrew Jennings		
E-mail Address	Bakkaya@gilbaneco.com			omalley@krazmetals.com					
Phone Number	(904)200-8204								
Bid Package 08B.2	**Amico Mesh**			$ 268,210			$ 258,000		
		Yes							
	Potential P&P Bond in lieu of SDI	Yes		G	$ 4,356		G	$ 4,386	
		Yes							
Allowances		**Required**	**Confirmation (Y/N)**						
Owner Allowance	**Description:**	----------	----------						
The following Owner allowances are included in the amount of this Subcontract. Trade Contractor shall not proceed with any work associated with these allowances without prior		Yes							
		Yes							
		Yes							
Allocations		**Required**	**Confirmation (Y/N)**						
Contractor / Trade Allocation	**Description:**	**Yes**							
The following Contractor allocations are included in the amount of this Subcontract. Trade Contractor shall not proceed with any work associated with these allocations without prior		Yes							
		Yes							
		Yes							
		Yes							
		Yes							
		Yes							
		Yes							
Exclusion / Coordination		**Required**	**Confirmation (Y/N)**						
Drawing or Specification # and Detail	**Description**	----------	----------						
		No	With Division?						
		No	Not Required						
	Base Bid Subtotal			$ 268,210			$ 258,000		
	Trade Contractor Plugs			$ -			$ -		
	GILBANE Qualified Plugs Total			$ 4,356			$ 4,386		
	Owner Allowances			$ -			$ -		
	Contractor Allocations			$ -			$ -		
	Reconciled Bid Amount			**$ 272,566**			**$ 262,386**		

Company _____

Name _____

Title _____

Signature _____

Date _____

Selected Bidder

CoPC MOC Phae 1C Maintenance and Wash Buildings

240 Peavy Grade, Palm Coast Florida, 32127

Trade Contractor Quote Date	7/30/26	American Roll-up Door Company	Florida Door Solutions	DH Pace
		(904) 599-2941	(407) 948-8652	407-466-8807
Gilbane Team Member Responsible for Scope	Berat Akkaya	Dirk Williamson	Bill Cook	Nikki Cook
E-mail Address	Bakkaya@gilbaneco.com	k.williamson@americanrollupdoor.c	billcook@fladoor.com	Nikki.cook@dhpace.com
Phone Number	(904)200-8204			
Bid Package 08C	**Overhead Doors**	$ 510,890		$ 492,430

		Y,N,G,OA,CA	Value ($)	Comments	Y,N,G,OA,CA	Value ($)	Comments	Y,N,G,OA,CA	Value ($)	Comments
General Project Requirements										
Trade Contractor will sign Gilbane's subcontract agreement without comment:								Y	Included	
Trade Contractor has accepted the terms of the Owner / Prime Agreement:								Y	Included	
Trade Contractor is prequalified in Gilbane's qualification system:								Y	Included	
Trade Contractor has accepted the following exhibits that are part of the Project Manual:								Y	Included	
BIM participation and Execution plan								N	$ -	Not required
Delegated Design								Y	Included	FPA/Miami Dade NOA, no need for delegated engineering
Contract Documents								Y	Included	No fenestrations in OH Doors
General Requirements								Y	Included	
Project Manual								Y	Included	
Schedule								Y	Included	Fabrication - 3-4 weeks
Logistics								Y	Included	
Mockup								N	$ -	Not required
Bid per Plans and Specifications?	Any alternates need to be called out							y	Included	Drawings dated 7/6
All Addendum Included:	Addendum #1							Y	Included	
All Taxes								y	Included	
Community Impact and Engagement Status:	MWBE/MBE etc.							N	$ -	
Trade Contractor Includes Bond and Insurance Costs Bonds and Insurance:								Y	Included	
General Liability Insurance	Higher coverage required if work requires crane mobilization							Y	Included	
Workers Comp Insurance								Y	Included	
Professional Liability	If work includes delegated design, include professional liability insurance							Y	Included	
Auto Liability								Y	Included	
Trade Specific Scope										
Drawing or Specification # and Detail	**Description:**									
This Agreement shall include, but not be limited to:										
Specific Scope of Work										
Scope Item #1	1. Provide all labor, material, equipment, tools, layout, supervision, and miscellaneous items necessary to complete all overhead door work.							Y	Included	
Scope Item #2	2. Participate in Owner Direct Purchase tax saving program for material PO's $10,000 or greater.							Y	Included	
Scope Item #3	3. Field verify all rough opening dimensions, prior to shop fabrication.							Y	Included	
Scope Item #4	4. Provide all overhead door motors, tracks, guides, steel angles, channels, plates, and sensors. This trade contractor shall review the architectural and structural documents to include all necessary structural components required to meet Florida Product Approvals standards of installation that are not shown by the contract documents.							Y	Included	
Scope Item #5	5. All overhead doors to be coiling insulated and coiling type unless noted otherwise.							Y	Included	
Scope Item #6	6. Provide all code required door accessors such as photo eyes or warning lights as required.							Y	Included	
Scope Item #7	7. Provide all OH Door accessories including but not limited to door operating buttons, door bottom, door seals, track/rollers, locking mechanism, etc.							Y	Included	
Scope Item #8	8. Provide wood blocking if required for the OH Door systems including if required for door track mounting.							Y	Included	
Scope Item #9	9. Provide all low voltage wiring. Electrical Trade contractor will only provide power and connection to motor. All other inter-wiring is to be provided by the Overhead door trade contractor.							Y	Included	
Scope Item #10	10. At the end of installation, provide final adjustment of OH Doors including opening/closing speed and opening closing distances.							Y	Included	
Scope Item #11	11. Include one additional mobilization trip to re-adjust OH Doors within 60 days of substantial completion including maintenance such as lubricating tracks/rollers.							Y	Included	
Scope Item #12	12. Coordinate with electrical drawings for power requirements, it is this trade's responsibility to provide the correct motor matching the phasing and voltage per the electrical drawings. If there are discrepancies, it is this contractor's responsibility to inform Gilbane.							Y	Included	
Additional Scope Clarifications										

Selected Bidder

Gilbane

CoPC MOC Phae 1C Maintenance and Wash Buildings

240 Peavy Grade, Palm Coast Florida, 32127

Trade Contractor Quote Date: 7/30/26

Gilbane Team Member Responsible for Scope: Berat Akkaya
E-mail Address: Bakkaya@gilbaneco.com
Phone Number: (904)200-8204

Bid Package 09A	Drywall, Framing, Acoustical			Collins Construction			Abercrombie			Acousti		
				(386) 310-9399								
				Josh Lamont								
				jlamont@collinsfl.com								
				755,800			1,400,000			No bid		
				Y,N,G,OA,CA	Value ($)	Comments	Y,N,G,OA,CA	Value ($)	Comments	Y,N,G,OA,CA	Value ($)	Comments
General Project Requirements		**Required**	**Confirmation (Y/N)**								**ACT Only**	
Trade Contractor will sign Gilbane's subcontract agreement without comment:		Yes		Y	Included		Y	Included				
Trade Contractor has accepted the terms of the Owner / Prime Agreement:		Yes		Y	Included		Y	Included				
Trade Contractor is prequalified in Gilbane's qualification system:		Yes			Included		Y	Included				
Trade Contractor has accepted the following exhibits that are part of the Project Manual:		Yes		Y	Included		Y	Included				
BIM participation and Execution plan		Yes		Y	Included		Y	Included				
Delegated Design		Yes		Y	Included		Y	Included				
Contract Documents		Yes		Y	Included		Y	Included				
General Requirements		Yes		Y	Included		Y	Included				
Project Manual		Yes		Y	Included		Y	Included				
Schedule		Yes		Y	Included		Y	Included				
Logistics		Yes		Y	Included		Y	Included				
Mockup		Yes		Y	Included		Y	Included				
		Yes										
Bid per Plans and Specifications?	Any alternates need to be called out	Yes		Y	Included		Y	Included				
All Addendum Included:	Addendum #1	Yes		Y	Included		Y	Included				
All Taxes		Yes		Y	Included		Y	Included				
Community Impact and Engagement Status:	MWBE/MBE etc.	Yes		Y	Included		Y	Included				
Trade Contractor Includes Bond and Insurance Costs Bonds and Insurance:		Yes		Y	Included		Y	Included				
General Liability Insurance	Higher coverage required if work requires crane mobilization	Yes		Y	Included		Y	Included				
Workers Comp Insurance		Yes		Y	Included		Y	Included				
Professional Liability	If work includes delegated design, include professional liability insurance	Yes		Y	Included		Y	Included				
Auto Liability		Yes		Y	Included		Y	Included				
		Yes										
		Yes										
Trade Specific Scope		**Required**	**Confirmation (Y/N)**									
Drawing or Specification # and Detail	**Description:**	----------	----------									
This Agreement shall include, but not be limited to:		Yes										
Specific Scope of Work		Yes										
Scope Item #1	1. This trade contractor shall furnish all labor, materials, tools, supervision, temporary and miscellaneous items to completely install all metal framing, insulation, drywall, sealants, foam, sound attenuation blankets, fire spray, control joints, etc. to complete this scope of work.	Yes		Y								
Scope Item #2	2. Participate in Owner Direct Purchase tax saving program for material PO's $10,000 or greater.	Yes		Y								
Scope Item #3	3. Comply with all LEED requirements and provide LEED documentation related to this trade package scope of work. Any absorptive materials must be stored on dunnage or palates off of the ground and protected from moisture.	Yes		Y								
Scope Item #4	4. This trade contractor shall permanently identify/stencil all fire walls, fire barriers, fire partitions, smoke barriers, smoke partitions with signs and/or stenciling required to meet local, state and federal codes.	Yes		Y								
Scope Item #5	5. At walls with sound attenuation blankets provide sound attenuation blankets on ceiling to 2'-0" on both sides of wall except at walls with sound attenuation blankets extending to structure.	Yes		Y								
Scope Item #6	6. This trade contractor shall furnish and install all rated shafts per the contract documents.	Yes		Y								
Scope Item #7	7. Furnish and install all UL rated head-of-wall details including details at CMU walls.	Yes		Y	Included	Does not include at CMU Walls						
Scope Item #8	8. All blocking, plywood, wood supports, and metal strapping shall be furnished and installed by this trade contractor. This trade contractor shall coordinate with other trades, the floor plans and the FF&E plan as well for all additional blocking/support required.	Yes		Y	Included	Includes intumescent painting						
Scope Item #9	9. Stud thickness and depth per contract drawings and as required by performance requirements for horizontal deflection of 1/240 of the wall height based on horizontal loading of 5 lbf/sq ft.	Yes		Y	Included							
Scope Item #10	10. This trade contractor shall fill all voids with mineral wool, insulation, etc. as indicated on the contract documents at the top of walls and/or bottom of decks.	Yes		Y	Included							
Scope Item #11	11. This trade contractor shall coordinate stud infill framing with the structural steel cross bracings.	Yes		Y	Included							
Scope Item #12	12. This trade contractor shall furnish all sealant and caulking at doors, frames, windows, bottom and top of walls as required.	Yes		Y	Included	Included only at head and base of wall. Around doors and frames by Painter.						
Scope Item #13	13. Include 200 hours of drywall touch up at the sole discretion of Gilbane.	Yes		Y	Included							
Scope Item #14	14. Include MR board for drywall top out.	Yes		Y	Included							
Scope Item #15	15. Include MR board at all wet locations	Yes		Y	Included							
Scope Item #16	16. All cold-formed metal framing shall be furnish and installed by this trade contractor. Where engineering is required, this trade contractor shall provide engineered drawings for review and approval. Provide deflection track & clips in accordance with the contract documents.	Yes		Y	Included							
Scope Item #17	17. Provide all DensGlass and exterior sheathing over CFMF that this trade contractor has installed.	Yes		Y	Included	Please breakout DensGlass from CFMF						
Scope Item #18	18. This trade contractor should install all FRP as called on contract documents including behind the metal ladders to roof.	Yes		N	$ 800	Includes at mop sinks. Collins to include FRP behind roof ladder						
Scope Item #19	19. This trade contractor shall receive and inventory all HM frames in metal stud openings, frames provided by others. Frames must be inspected and stored in safe area preventing damage. Damage to frames is the responsibility of this trade contractor.	Yes		Y	Included							
Scope Item #20	20. Tile backer board where wall tiling is shown shall be furnished and installed by this trade contractor.	Yes		Y	Included							
Scope Item #21	21. This trade contractor shall install all hard ceilings and soffits as depicted on the contract documents.	Yes		Y	Included							
Scope Item #22	22. This trade contractor shall install all drop ceiling, acoustical ceiling panels, planks, wood slat ceiling system and associated trim as depicted.	Yes		Y	Included							
Scope Item #23	23. Install access panels in hard ceilings provided by OTHERS.	Yes		Y	Included							
Scope Item #24	24. Acoustical joint sealants where specified at STC rated assemblies shall be provided by this trade contractor.	Yes		Y	Included							
Scope Item #25	25. Where drywall surfaces extend more than 20 LF continuously or 400 SF continuously, this trade contractor shall provide for approval an expansion control plan for approval prior to installing the metal framing meeting the USGA criteria. This include ceilings, walls, and bulkheads.	Yes		Y	Included							
Scope Item #26	26. This trade contractor to provide and install all solid surface sills at windows.	Yes		N	$ -	Gilbane Agrees						
Scope Item #27	27. Spray foam insulation (R-38) underside of metal deck at mezzanine.	Yes		N	$ -	Gilbane Agrees - Included in BP 07__ Spray Foam						
Additional Scope Clarifications												
Clarification #1	CMU head-of-wall detail	Yes		N	$ 12,300	Collins to provide pricing						

CoPC MOC Phae 1C Maintenance and Wash Buildings

240 Peavy Grade, Palm Coast Florida, 32127

Trade Contractor Quote Date	7/30/26			Collins Construction			Abercrombie			Acousti		
				(386) 310-9399								
Gilbane Team Member Responsible for Scope	Berat Akkaya			Josh Lamont								
E-mail Address	Bakkaya@gilbaneco.com			jlamont@collinsfl.com								
Phone Number	(904)200-8204											
Bid Package 09A	**Drywall, Framing, Acoustical**			$ 755,800			$ 1,400,000			No bid		
Clarification #2	Wall Framing above wash bay tilt wall at grid line 3, A3/2A-352	Yes		N	$ 2,800							
Clarification #3	Deduct DensGlass at Wash Building	Yes		N	$ (57,800)		G	$ (50,000)				
Clarification #4	Deduct DensGlass at Fleet Maintenance Building	Yes		N	$ (30,100)		G	$ (50,000)				
Clarification #5	16 ga Hat Channel t 30" OC at metal panels Wash Building	Yes		N	$ -	N/A - Included in 07A Roofing - Collins Add $44,200						
Clarification #6	16 ga Hat Channel t 30" OC at metal panels Fleet Maintenance	Yes		N	$ -	N/A - Included in PEMB Pkg - Collins Add $27,400						
Clarification #7	Revise detail A6/1S-421 with 1-HR rated framed wall.	Yes		N	$ 5,100	See PB RFI #____ (Re: Hilti fireproofing assembly)						
Clarification #8	Light Gauge Drywall Bulkhead in Corridor 100C for rooms 119 and 100C.1	Yes		N	$ 1,500							
		Yes										
		Yes										
		Yes										
		Yes										
		Yes										
		Yes										
Allowances		**Required**	**Confirmation (Y/N)**									
Owner Allowance	**Description:**	----------	----------									
The following Owner allowances are included in the amount of this Subcontract. Trade Contractor shall not proceed with any work associated with these allowances without prior written direction from an Authorized Representative of Contractor. The stated allowance amount excludes all related costs, taxes, overhead, profit, bond premiums, and insurance, as these mark-ups are included within Trade Contractor's total Subcontract amount.		Yes										
		Yes										
		Yes										
		Yes										
		Yes										
		Yes										
		Yes										
		Yes										
Allocations		**Required**	**Confirmation (Y/N)**									
Contractor / Trade Allocation	**Description:**	**Yes**										
The following Contractor allocations are included in the amount of this Subcontract. Trade Contractor shall not proceed with any work associated with these allocations without prior written direction from an Authorized Representative of Contractor. The stated allocation amount excludes all related costs, taxes, overhead, profit, bond premiums, and insurance, as these mark-ups are included within Trade Contractor's total Subcontract amount.		Yes										
		Yes										
		Yes										
		Yes										
		Yes										
		Yes										
		Yes										
		Yes										
		Yes										
		Yes										
		Yes										
Exclusion / Coordination		**Required**	**Confirmation (Y/N)**									
Drawing or Specification # and Detail	**Description**	---------	---------									
		No	With Division?									
		No	Not Required									
	Base Bid Subtotal			$ 755,800			$ 1,400,000					
	Trade Contractor Plugs			$ (65,400)			$ -			$ -		
	GILBANE Qualified Plugs Total			$ -			$ (100,000)			$ -		
	Owner Allowances			$ -			$ -			$ -		
	Contractor Allocations			$ -			$ -			$ -		
	Reconciled Bid Amount			$ 690,400			$ 1,300,000			$ -		

Company _____

Name _____

Title _____

Signature _____

Date _____

Selected Bidder

CoPC MOC Phae 1C Maintenance and Wash Buildings

240 Peavy Grade, Palm Coast Florida, 32127

Trade Contractor Quote Date	7/30/26	Dixie Contract Carpet			Spectra Contract Flooring		
		(904) 315-1531			(904) 662-6062		
Gilbane Team Member Responsible for Scope	Berat Akkaya	Jim Hesson			Kenny Weiss		
E-mail Address	Bakkaya@gilbaneco.com	jhesson@dixiecc.com			kenny.weiss@spectracf.com		
Phone Number	(904)200-8204						
Bid Package 09B	**Flooring**	$		129,600	$		133,510
		Y,N,G,OA,CA	**Value ($)**	**Comments**	**Y,N,G,OA,CA**	**Value ($)**	**Comments**
General Project Requirements							
Trade Contractor will sign Gilbane's subcontract agreement without comment:		Y	Included		Y	Included	
Trade Contractor has accepted the terms of the Owner / Prime Agreement:		Y	Included		Y	Included	
Trade Contractor is prequalified in Gilbane's qualification system:		Y	Included		Y	Included	
Trade Contractor has accepted the following exhibits that are part of the Project Manual:		Y	Included		Y	Included	
BIM participation and Execution plan		Y	Included		Y	Included	Not required - Gilbane Agrees
Delegated Design		Y	Included		Y	Included	
Contract Documents		Y	Included		Y	Included	
General Requirements		Y	Included		Y	Included	
Project Manual		Y	Included		Y	Included	
Schedule		Y	Included		Y	Included	
Logistics		Y	Included		Y	Included	
Mockup		Y	Included		Y	Included	In-place mock-ups
Bid per Plans and Specifications?	Any alternates need to be called out	Y	Included		Y	Included	
All Addendum Included:	Addendum #1	Y	Included		Y	Included	
All Taxes		Y	Included		Y	Included	
Community Impact and Engagement Status:	MWBE/MBE etc.	N			N	$ -	
Trade Contractor Includes Bond and Insurance Costs Bonds and Insurance:		Y	Included		Y	Included	
General Liability Insurance	Higher coverage required if work requires crane mobilization	Y	Included		Y	Included	
Workers Comp Insurance		Y	Included		Y	Included	
Professional Liability	If work includes delegated design, include professional liability insurance	Y	Included		Y	Included	
Auto Liability		Y	Included		Y	Included	
Trade Specific Scope							
Drawing or Specification # and Detail	**Description:**						
This Agreement shall include, but not be limited to:							
Specific Scope of Work							
Scope Item #1	1. Provide and install LVT, Walk-off Matts, Sealed Concrete, Polished Concrete, Stained Polished Concrete, hard tile, resilient base and all resilient molding accessories as required to deliver a turnkey installation.	Y	Included		Y	Included	
Scope Item #2	2. Provide installation of all rubber nosing at stairs per the finish schedule.	Y	Included		Y	Included	
Scope Item #3	3. Provide all cleaning, stripping, and floor leveling/flash patching as required to produce a level floor free from humps, dips and dimples and in accordance with manufacturer's recommended tolerances.	Y	Included		Y	Included	
Scope Item #4	4. Participate in Owner Direct Purchase tax saving program for material PO's $10,000 or greater.	Y	Included		Y	Included	
Scope Item #5	5. Comply with all LEED requirements and provide LEED documentation related to this trade package scope of work. Including but not limited to recycled content and low VOC adhesives. Any absorptive materials must be stored on dunnage or palates off of the ground and protected from moisture.	Y	Included		Y	Included	
Scope Item #6	6. Include probes for moisture testing at SOG prior to installation of finish flooring.	Y	Included		Y	Included	
Scope Item #7	7. Provide all premium glue/adhesive and accessories that allows installation of finish floor without moisture testing.	Y	Included		Y	Included	99% RH
Scope Item #8	8. It is the responsibility of this trade contractor to produce smooth and level transitions between the various flooring types using flash patching, transition/reducer strips, or other appropriate means in accordance with contract documents.	Y	Included		Y	Included	
Scope Item #9	9. Assume all wash building flooring is to be Sealed Concrete, include base in interior space.	Y	Included		Y	Included	
Scope Item #10	10. Allow for expansion joint covers, floor drains and/or any other penetration through the floor or walls.	Y	Included		Y	Included	
Scope Item #11	11. Provide all necessary ventilation as necessary to maintain safe air quality during installation of this flooring work.	Y	Included		Y	Included	
Scope Item #12	12. Provide vinyl base on all cabinetry toe kick spaces.	Y	Included		Y	Included	
Scope Item #13	13. Provide all labor, material, equipment and service required to complete all Tile Work as required and/or indicated in the contract documents. Work includes, but is not limited to, wall and floor tile and base, setting materials, grout materials, stone threshold, tile cleaning, crack isolation membrane installation, and all other related work specific within the contract documents.	Y	Included		Y	Included	
Scope Item #14	14. Include floating all walls prior to installation.	Y	Included		Y	Included	
Scope Item #15	15. Include crack suppression at all areas receiving hard tile.	Y	Included		Y	Included	Only at floor tiles
Scope Item #16	16. Include multiple mobilization as needed, tile flooring installation will take prior to soft flooring installation.	Y	Included		Y	Included	
Scope Item #17	17. Provide all necessary equipment, grout, cleaning agents required.	Y	Included		Y	Included	
Scope Item #18	18. Verify floor substrate is sloped to drain or that setting bed sloped to drain.	Y	Included		Y	Included	
Scope Item #19	19. Provide grout around floor drains to allow complete installation of your work.	Y	Included		Y	Included	
Scope Item #20	20. Provide any temporary lighting you may require for your own work.	Y	Included		Y	Included	
Scope Item #21	21. Caulk all joints within your work and to adjacent materials, and around objects furnished and installed by others which are within your work.	Y	Included		Y	Included	

CoPC MOC Phae 1C Maintenance and Wash Buildings

240 Peavy Grade, Palm Coast Florida, 32127

Trade Contractor Quote Date	7/30/26	Dixie Contract Carpet			Spectra Contract Flooring		
		(904) 315-1531			(904) 662-6062		
Gilbane Team Member Responsible for Scope	Berat Akkaya	Jim Hesson			Kenny Weiss		
E-mail Address	Bakkaya@gilbaneco.com	jhesson@dixiecc.com			kenny.weiss@spectracf.com		
Phone Number	(904)200-8204						
Bid Package 09B	**Flooring**	$		129,600	$		133,510
Scope Item #22	22. This contractor is responsible for fine broom-sweep and scrape the floors as necessary prior to the start of all flooring installation work.	Y	Included		Y	Included	
Additional Scope Clarifications							
Clarification #1	Scope Item #9 - Credit Sealed Concrete from exterior locations in Wash Building				N		
Clarification #2	Products used for Sealed Concrete and Polished Concrete				Y	Included	PROSOCO LS GUARD & GEMSTONE
Clarification #3	QTO adjustments, price changes				Y	Included	
Clarification #4	Adder for sealed concrete at equipment rooms at wash building				N		
Clarification #5	Sealed and Polished Concrete				N		
Clarification #6	Floor Prep Included	N	$ 5,000		Y	Included	
Allowances							
Owner Allowance	**Description:**						
The following Owner allowances are included in the amount of this Subcontract. Trade Contractor shall not proceed with any work associated with these allowances without prior written direction from an Authorized Representative of Contractor. The stated allowance amount excludes all related costs, taxes, overhead, profit, bond premiums, and insurance, as these mark-ups are included within Trade Contractor's total Subcontract amount.							
Allocations							
Contractor / Trade Allocation	**Description:**						
The following Contractor allocations are included in the amount of this Subcontract. Trade Contractor shall not proceed with any work associated with these allocations without prior written direction from an Authorized Representative of Contractor. The stated allocation amount excludes all related costs, taxes, overhead, profit, bond premiums, and insurance, as these mark-ups are included within Trade Contractor's total Subcontract amount.							
Exclusion / Coordination							
Drawing or Specification # and Detail	**Description**						
	Base Bid Subtotal	$		129,600	$		133,510
	Trade Contractor Plugs	$		5,000	$		-
	GILBANE Qualified Plugs Total	$		-	$		-
	Owner Allowances	$		-	$		-
	Contractor Allocations	$		-	$		-
	Reconciled Bid Amount	$		**134,600**	$		**133,510**

Company _____

Name _____

Title _____

Signature _____

Date _____

Selected Bidder

Gilbane

CoPC MOC Phae 1C Maintenance and Wash Buildings

240 Peavy Grade, Palm Coast Florida, 32127

Trade Contractor Quote Date	7/30/26			Spectra Contract Flooring			Percopo		
				(904) 662-6062			(407) 492-1243		
Gilbane Team Member Responsible for Scope	Berat Akkaya			Kenny Weiss			Sid Moore		
E-mail Address	Bakkaya@gilbaneco.com			kenny.weiss@spectracf.com			sid@pccusa.com		
Phone Number	(904)200-8204								
Bid Package 09B,2	**Sealed and Polished Concrete**			$ 154,979			$ 64,561		
				Y,N,G,OA,CA	**Value ($)**	**Comments**	**Y,N,G,OA,CA**	**Value ($)**	**Comments**
General Project Requirements		**Required**	**Confirmation (Y/N)**						
Trade Contractor will sign Gilbane's subcontract agreement without comment:		Yes		Y	Included		Y	Included	
Trade Contractor has accepted the terms of the Owner / Prime Agreement:		Yes		Y	Included		Y	Included	
Trade Contractor is prequalified in Gilbane's qualification system:		Yes		Y	Included		Y	Included	
Trade Contractor has accepted the following exhibits that are part of the Project Manual:		Yes		Y	Included		Y	Included	
BIM participation and Execution plan		Yes		Y	Included	Not required - Gilbane Agrees	N	$ -	Not required
Delegated Design		Yes		Y	Included		Y	Included	
Contract Documents		Yes		Y	Included		Y	Included	
General Requirements		Yes		Y	Included		Y	Included	
Project Manual		Yes		Y	Included		Y	Included	
Schedule		Yes		Y	Included		Y	Included	
Logistics		Yes		Y	Included		Y	Included	
Mockup		Yes		Y	Included	In-place mock-ups	Y	Included	in place mock up
		Yes							
Bid per Plans and Specifications?	Any alternates need to be called out	Yes		Y	Included		Y	Included	
All Addendum Included:	Addendum #1	Yes		Y	Included		Y	Included	
All Taxes		Yes		Y	Included		Y	Included	
Community Impact and Engagement Status:	MWBE/MBE etc.	Yes		N	$ -		Y	Included	
Trade Contractor Includes Bond and Insurance Costs Bonds and Insurance:		Yes		Y	Included		Y	Included	
General Liability Insurance	Higher coverage required if work requires crane mobilization	Yes		Y	Included		Y	Included	
Workers Comp Insurance		Yes		Y	Included		Y	Included	
Professional Liability	If work includes delegated design, include professional liability insurance	Yes		Y	Included		Y	Included	
Auto Liability		Yes		Y	Included		Y	Included	
		Yes							
		Yes							
Trade Specific Scope		**Required**	**Confirmation (Y/N)**						
Drawing or Specification # and Detail	**Description:**	----------	----------						
This Agreement shall include, but not be limited to:		Yes							
Specific Scope of Work		Yes							
Scope Item #1	1. Provide and install LVT, Walk-off Matts, Sealed Concrete, Polished Concrete, Stained Polished Concrete, hard tile, resilient base and all resilient molding accessories as required to deliver a turnkey installation.	Yes		n			N		Sealed, Polished and stained polished concrete only
Scope Item #2	2. Provide installation of all rubber nosing at stairs per the finish schedule.	Yes		n			N		
Scope Item #3	3. Provide all cleaning, stripping, and floor leveling/flash patching as required to produce a level floor free from humps, dips and dimples and in accordance with manufacturer's recommended tolerances.	Yes		Y	Included		Y	Included	
Scope Item #4	4. Participate in Owner Direct Purchase tax saving program for material PO's $10,000 or greater.	Yes		Y	Included		Y	Included	
Scope Item #5	5. Comply with all LEED requirements and provide LEED documentation related to this trade package scope of work. Including but not limited to recycled content and low VOC adhesives. Any absorptive materials must be stored on dunnage or palates off of the ground and protected from moisture.	Yes		Y	Included		Y	Included	
Scope Item #6	6. Include probes for moisture testing at SOG prior to installation of finish flooring.	Yes		n			N		
Scope Item #7	7. Provide all premium glue/adhesive and accessories that allows installation of finish floor without moisture testing.	Yes		N		99% RH	N		
Scope Item #8	8. It is the responsibility of this trade contractor to produce smooth and level transitions between the various flooring types using flash patching, transition/reducer strips, or other appropriate means in accordance with contract documents.	Yes		N			N		
Scope Item #9	9. Assume all wash building flooring is to be Sealed Concrete, include base in interior space.	Yes		Y	Included		Y	Included	
Scope Item #10	10. Allow for expansion joint covers, floor drains and/or any other penetration through the floor or walls.	Yes		N			N		
Scope Item #11	11. Provide all necessary ventilation as necessary to maintain safe air quality during installation of this flooring work.	Yes		Y	Included		Y	Included	
Scope Item #12	12. Provide vinyl base on all cabinetry toe kick spaces.	Yes		N			N		
Scope Item #13	13. Provide all labor, material, equipment and service required to complete all Tile Work as required and/or indicated in the contract documents. Work includes, but is not limited to, wall and floor tile and base, setting materials, grout materials, stone threshold, tile cleaning, crack isolation membrane installation, and all other related work specific within the contract documents.	Yes		N			N		
Scope Item #14	14. Include floating all walls prior to installation.	Yes		N			N		
Scope Item #15	15. Include crack suppression at all areas receiving hard tile.	Yes		N		Only at floor tiles	N		
Scope Item #16	16. Include multiple mobilization as needed, tile flooring installation will take prior to soft flooring installation.	Yes		N			N		
Scope Item #17	17. Provide all necessary equipment, grout, cleaning agents required.	Yes		N			N		
Scope Item #18	18. Verify floor substrate is sloped to drain or that setting bed sloped to drain.	Yes		N			N		
Scope Item #19	19. Provide grout around floor drains to allow complete installation of your work.	Yes		N			N		
Scope Item #20	20. Provide any temporary lighting you may require for your own work.	Yes		N			N		
Scope Item #21	21. Caulk all joints within your work and to adjacent materials, and around objects furnished and installed by others which are within your work.	Yes		N			N		
Scope Item #22	22. This contractor is responsible for fine broom-sweep and scrape the floors as necessary prior to the start of all flooring installation work.	Yes		N			N		
Additional Scope Clarifications									
Clarification #1	Scope Item #9 - Credit Sealed Concrete from exterior locations in Wash Building	Yes		N			N	$ -	
Clarification #2	Products used for Sealed Concrete and Polished Concrete	Yes		Y	Included	PROSOCO LS GUARD & GEMSTONE	Y	Included	PROSOCO LS GUARD
Clarification #3	QTO adjustments, price changes	Yes		Y	Included		N	$ (14,870)	
Clarification #4	Adder for sealed concrete at equipment rooms at wash building	Yes		N			N	$ 1,857	
Clarification #5	Sealed and Polished Concrete	Yes		N			Y	Included	
Clarification #6	Floor Prep Included	Yes		Y	Included		Y	Included	
		Yes							
		Yes							
		Yes							
		Yes							
		Yes							

CoPC MOC Phae 1C Maintenance and Wash Buildings

240 Peavy Grade, Palm Coast Florida, 32127

				Spectra Contract Flooring			Percopo		
Trade Contractor Quote Date	7/30/26			(904) 662-6062			(407) 492-1243		
Gilbane Team Member Responsible for Scope	Berat Akkaya			Kenny Weiss			Sid Moore		
E-mail Address	Bakkaya@gilbaneco.com			kenny.weiss@spectracf.com			sid@pccusa.com		
Phone Number	(904)200-8204								
Bid Package 09B,2	**Sealed and Polished Concrete**			$ 154,979			$ 64,561		
		Yes							
		Yes							
		Yes							
Allowances		**Required**	**Confirmation (Y/N)**						
Owner Allowance	**Description:**	----------	----------						
The following Owner allowances are included in the amount of this Subcontract. Trade Contractor shall not proceed with any work associated with these allowances without prior written direction from an Authorized Representative of Contractor. The stated allowance amount excludes all related costs, taxes, overhead, profit, bond premiums, and insurance, as these mark-ups are included within Trade Contractor's total Subcontract amount.		Yes							
		Yes							
		Yes							
		Yes							
		Yes							
		Yes							
		Yes							
		Yes							
Allocations		**Required**	**Confirmation (Y/N)**						
Contractor / Trade Allocation	**Description:**	Yes							
The following Contractor allocations are included in the amount of this Subcontract. Trade Contractor shall not proceed with any work associated with these allocations without prior written direction from an Authorized Representative of Contractor. The stated allocation amount excludes all related costs, taxes, overhead, profit, bond premiums, and insurance, as these mark-ups are included within Trade Contractor's total Subcontract amount.		Yes							
		Yes							
		Yes							
		Yes							
		Yes							
		Yes							
		Yes							
		Yes							
		Yes							
Exclusion / Coordination		**Required**	**Confirmation (Y/N)**						
Drawing or Specification # and Detail	**Description**	----------	----------						
		No	With Division?						
		No	Not Required						
	Base Bid Subtotal			$ 154,979			$ 64,561		
	Trade Contractor Plugs			$ -			$ (13,013)		
	GILBANE Qualified Plugs Total			$ -			$ -		
	Owner Allowances			$ -			$ -		
	Contractor Allocations			$ -			$ -		
	Reconciled Bid Amount			$ 154,979			$ 51,548		

Sealed & Polished Concrete Only

Company

Name

Title

Signature

Date

Selected Bidder

Gilbane

CoPC MOC Phae 1C Maintenance and Wash Buildings

240 Peavy Grade, Palm Coast Florida, 32127

Trade Contractor Quote Date	#REF!	Percopo			S. David & Co.			Cherry Coatings		
		(407) 402-1243			(904) 302-1955			(407) 574-1636		
Gilbane Team Member Responsible for Scope	Berat Akkaya	Sid Moore			Greg Burley			Rene Flores		
E-mail Address	Bakkaya@gilbaneco.com	sid@pccusa.com			greg@sdavid.com			rene@cherrycoatings.com		
Phone Number	(904)200-8204									
Bid Package 09C	**Painting**	$ 435,34			$ 645,940			$ 421,978		
		Y,N,G,OA,CA	**Value ($)**	**Comments**	**Y,N,G,OA,CA**	**Value ($)**	**Comments**	**Y,N,G,OA,CA**	**Value ($)**	**Comments**
General Project Requirements										
Trade Contractor will sign Gilbane's subcontract agreement without comment:		Y	Included		Y	Included		Y	Included	
Trade Contractor has accepted the terms of the Owner / Prime Agreement:		Y	Included		Y	Included		Y	Included	
Trade Contractor is prequalified in Gilbane's qualification system:		Y	Included		Y	Included		Y	Included	
Trade Contractor has accepted the following exhibits that are part of the Project Manual:		Y	Included		Y	Included		Y	Included	
BIM participation and Execution plan		N	$ -	Not required	N			N		
Delegated Design		N	$ -	Not required	N			N		
Contract Documents		Y	Included		Y	Included		Y	Included	
General Requirements		Y	Included		Y	Included		Y	Included	
Project Manual		Y	Included		Y	Included		Y	Included	
Schedule		Y	Included		Y	Included		Y	Included	
Logistics		Y	Included		Y	Included		Y	Included	
Mockup		Y	Included	In-place mock-ups only	Y	Included		Y	Included	
Bid per Plans and Specifications?	Any alternates need to be called out	Y	Included		Y	Included		Y	Included	
All Addendum Included:	Addendum #1	Y	Included		Y	Included		Y	Included	
All Taxes		Y	Included		Y	Included		Y	Included	
Community Impact and Engagement Status:	MWBE/MBE etc.	Y	WMBE	100.00%	Y	Included		Y	Included	
Trade Contractor Includes Bond and Insurance Costs Bonds and Insurance:		Y	Included		Y	Included		Y	Included	
General Liability Insurance	Higher coverage required if work requires crane mobilization	Y	Included		Y	Included		Y	Included	
Workers Comp Insurance		Y	Included		Y	Included		Y	Included	
Professional Liability	If work includes delegated design, include professional liability insurance	Y	Included		Y	Included		Y	Included	
Auto Liability		Y	Included		Y	Included		Y	Included	
Trade Specific Scope										
Drawing or Specification # and Detail	**Description:**									
This Agreement shall include, but not be limited to:										
Specific Scope of Work										
Scope Item #1	1. Provide all labor, material, equipment, overhead and services required to complete all painting and high performance coating work in accordance with the Contract Documents: Scope of work can include, but is not limited to, painting of interior and exterior walls, ceilings, soffits, fascia, light coves, hollow metal doors & frames, bollards, roof scuttle, exposed loose lintels, exposed exterior relieving angles, railings, stairs, exposed steel, interior louvers, exposed ductwork and piping.	Y	Included		Y	Included		Y	Included	
Scope Item #2	2. Participate in Owner Direct Purchase tax saving program for material PO's $10,000 or greater.	Y			Y	Included		Y	Included	
Scope Item #3	3. Comply with all LEED requirements and provide LEED documentation related to this trade package scope of work. Including but not limited to recycled content and low VOC adhesives. Any absorptive materials must be stored on dunnage or palates off of the ground and protected from moisture.	Y			Y	Included		Y	Included	
Scope Item #4	4. Exterior painting on all tilt-up shall be provided by this trade contractor. This trade contractor shall coordinate with Sealants trade contractor to confirm compatibility of products specified/provided prior to commencement.	Y			Y	Included		Y	Included	
Scope Item #5	5. This trade contractor reviews and accept all surfaces that are receiving paint, proper preparation including pressure washing where applicable prior to painting is the responsibility of this trade contractor.	Y			Y	Included		Y	Included	
Scope Item #6	6. Paint all exposed structure, electrical, ductwork, fire sprinkler, steel catwalk, and other exposed items (all walls and ceiling).	Y			Y	Included		Y	Included	
Scope Item #7	7. It is this contractor's responsibility to use proper primer prior to applying high performance coat on galvanized surfaces on steel bollards, steel stairs, walkways, rail systems, guardrails and the like.	Y	Included		Y	Included		Y	Included	
Scope Item #8	8. This trade contractor is responsible for proper testing of moisture in all substrates coated by this subcontractor.	Y	Included		Y	Included		Y	Included	
Scope Item #9	9. Paint all access panels, louvers, visible coves or encasements, visible electrical panels etc. to be painted to match adjacent surfaces.	Y	Included		Y	Included		Y	Included	
Scope Item #10	10. Provide and install all sealed concrete, polished concrete, stained concrete work per contract documents, provide a breakout cost for this work. Assume wash building receives sealed concrete.	Y	Included		Y	Included		Y	Included	
Scope Item #11	11. Include all floor painting and striping per the equipment drawings in fleet maintenance building and wash building.	Y	Included		Y	Included		Y	Included	
Scope Item #12	12. All exposed metal surfaces will require painting by this trade contractor.	Y	Included		Y	Included		Y	Included	
Scope Item #13	13. Painter's caulk includes caulk in between all dissimilar materials to drywall including but not limited to, casework backsplash, hollow metal frames, aluminum frames, misc. equipment frames and the like.	Y	Included		Y	Included		Y	Included	
Scope Item #14	14. Provide caulking at all ceiling grid to adjacent walls.	Y	Included		Y	Included		Y	Included	
Scope Item #15	15. Caulk around all ceiling/wall mounted devices, access panels and the like.	Y	Included		Y	Included		Y	Included	
Scope Item #16	16. Paint all concrete housekeeping pads.	Y	Included		Y	Included		Y	Included	

Selected Bidder

CoPC MOC Phae 1C Maintenance and Wash Buildings

240 Peavy Grade, Palm Coast Florida, 32127

Trade Contractor Quote Date	7/30/26	Holman			McLeod General Trades		
					(352) 558-4084		
Gilbane Team Member Responsible for Scope	Berat Akkaya	Ameenah Williams			Mark Marino		
E-mail Address	Bakkaya@gilbaneco.com	awilliams@holman-inc.com			mark@mcleodgeneraltrades.com		
Phone Number	(904)200-8204						
Bid Package 10A	**Specialties**	$ 107,711			$ 99,100		
		Y,N,G,OA,CA	**Value ($)**	**Comments**	**Y,N,G,OA,CA**	**Value ($)**	**Comments**
General Project Requirements							
Trade Contractor will sign Gilbane's subcontract agreement without comment:		Y			Y	Included	
Trade Contractor has accepted the terms of the Owner / Prime Agreement:		Y	Included		Y	Included	
Trade Contractor is prequalified in Gilbane's qualification system:		Y	Included		Y	Included	
Trade Contractor has accepted the following exhibits that are part of the Project Manual:					Y	Included	
BIM participation and Execution plan		N		Gilbane Agrees	N	-	Not required
Delegated Design		Y	Included	Flagpole will be third party engineering by vendor for cat 4 winds	Y	Included	Flagpole will be third party engineering FL PE
Contract Documents		Y	Included	Holman to review if chosen as qualified bidder	Y	Included	
General Requirements		Y	Included		Y	Included	
Project Manual		Y	Included		Y	Included	
Schedule		Y	Included	Window shades, lockers estimated 12 weeks out after submittal approval	Y	Included	10-12 weeks for toilet partitions
Logistics		Y	Included		Y	Included	
Mockup		Y	Included	Coordinated by Holman PM	N	$ -	Not required
Bid per Plans and Specifications?	Any alternates need to be called out	Y	Included		Y	Included	
All Addendum Included:	Addendum #1	Y	Included		Y	Included	
All Taxes		Y	Included		Y	Included	
Community Impact and Engagement Status:	MWBE/MBE etc.	Y	Included	WBE	N	$ -	
Trade Contractor Includes Bond and Insurance Costs Bonds and Insurance:					Y	Included	
General Liability Insurance	Higher coverage required if work requires crane mobilization	Y	Included		Y	Included	
Workers Comp Insurance		Y	Included		Y	Included	
Professional Liability	If work includes delegated design, include professional liability insurance	Y	Included		Y	Included	
Auto Liability		Y	Included		Y	Included	
Trade Specific Scope							
Drawing or Specification # and Detail	**Description:**						
This Agreement shall include, but not be limited to:							
Specific Scope of Work							
Scope Item #1	1. This trade contractor shall furnish all labor, material, equipment, tools, layout, supervision, temporary and miscellaneous items necessary to complete install the items per the specifications listed above.	Y	Included		Y	Included	
Scope Item #2	2. Provide layout drawings for all "in-wall" blocking requirements.	Y	Included	Holman PM to coordinate with GBC; Blocking by OTHERS	Y	Included	
Scope Item #3	3. Installation of all specialties (Toilet compartments, toilet, bath and laundry accessories, Fire Protection cabinets and Fire Extinguishers, Flag Poles) including but not limited to, receiving, unloading, storage, stating, protection, fasteners, hangers, glue, equipment, layout and miscellaneous items necessary for a complete installation.	Y	Included		Y	Included	
Scope Item #4	4. Furnish and install Hollman Locker Benches and Lockers in men's and women's restrooms.	Y	Included		Y	Included	
Scope Item #5	5. Provide and install a Turnkey Flagpole System including delegated foundation design by a FL Licensed Professional Engineer. Design to be for Category 4, 160 mph winds. Flagpole to be 30' high from the ground. Include installation and all material/accessories required for the foundation. Include two (2) standard size flags.	Y	Included	Foundation for Flagpole by OTHERS	Y	Included	Flagpole foundations by others.
Scope Item #6	6. Provide 4' tall stainless steel corner guards at all exposed gypsum board corners.	G	$ 5,000	Count needs adjustment	Y	Included	
Scope Item #7	7. Provide and install all Hunter Douglas roller shades and windows and storefronts.	Y	Included		N	$ 9,700	Will provide breakout cost
Scope Item #8	8. Provide and install all walk-off mats.	G	$ 5,000	Will check and revise if possible	N	$ -	Gilbane Agrees
Scope Item #9	9. Participate in Owner Direct Purchase tax saving program for material PO's $10,000 or greater.	Y	Included	Holman PM to coordinate with GBC	Y	Included	
Scope Item #10	10. Comply with all LEED requirements and provide LEED documentation related to this trade package scope of work. Including but not limited to recycled content and low VOC adhesives. Any absorptive materials must be stored on dunnage or palates off of the ground and protected from moisture.	Y	Included		Y	Included	
Additional Scope Clarifications							
Clarification #1	Visual Displays in 113 Training room	G	$ 5,000	Include mount, TV install by OTHERS	N	$ 2,200	
Clarification #2	4' Corner guards, 23 total	G	$ 5,000	Will revise	N	$ 3,000	$130/EA installed if additional needed
Clarification #3	Flagpole 30'	Y	Included		N	$ 9,800	
		CA	$ 3,000	Additional Owner requested Corner Guards	CA	$ 3,000	Additional Owner requested Corner Guards
Allowances							
Owner Allowance	**Description:**						

CoPC MOC Phae 1C Maintenance and Wash Buildings

240 Peavy Grade, Palm Coast Florida, 32127

		Holman	McLeod General Trades
Trade Contractor Quote Date	7/30/26		(352) 558-4084
Gilbane Team Member Responsible for Scope	Berat Akkaya	Ameenah Williams	Mark Marino
E-mail Address	Bakkaya@gilbaneco.com	awilliams@holman-inc.com	mark@mcleodgeneraltrades.com
Phone Number	(904)200-8204		
Bid Package 10A	**Specialties**	$ 107,711	$ 99,100

The following Owner allowances are included in the amount of this Subcontract. Trade Contractor shall not proceed with any work associated with these allowances without prior written direction from an Authorized Representative of Contractor. The stated allowance amount excludes all related costs, taxes, overhead, profit, bond premiums, and insurance, as these mark-ups are included within Trade Contractor's total Subcontract amount.

Allocations

Contractor / Trade Allocation	Description:

The following Contractor allocations are included in the amount of this Subcontract. Trade Contractor shall not proceed with any work associated with these allocations without prior written direction from an Authorized Representative of Contractor. The stated allocation amount excludes all related costs, taxes, overhead, profit, bond premiums, and insurance, as these mark-ups are included within Trade Contractor's total Subcontract amount.

Exclusion / Coordination

Drawing or Specification # and Detail	Description

	Holman	McLeod General Trades
Base Bid Subtotal	$ 107,711	$ 99,100
Trade Contractor Plugs	$ -	$ 24,700
GILBANE Qualified Plugs Total	$ 20,000	$ -
Owner Allowances	$ -	$ -
Contractor Allocations	$ 3,000	$ 3,000
Reconciled Bid Amount	$ 130,711	$ 126,800

Company

Name

Title

Signature

Date

Selected Bidder

Bid Leveling Sheet

CoPC MOC Phae 1C Maintenance and Wash Buildings

240 Peavy Grade, Palm Coast Florida, 32127

Trade Contactor Bid Leveling / Comparisons

Trade Contractor Quote Date	7/30/26			Environmental Graphics Group			Vital Signs		
				(727) 376-5596			(407) 297-0680		
Gilbane Team Member Responsible for Scope	Berat Akkaya			Matt Wheeldon			Gary Stephens		
E-mail Address	Bakkaya@gilbaneco.com			mwheeldon@egissigns.com			estimating@vitalsignsorlando.com		
Phone Number	(904)200-8204								
Bid Package 10B	**Signage**			$ 41,817			$ 34,405		
				Y,N,G,OA,CA	**Value ($)**	**Comments**	**Y,N,G,OA,CA**	**Value ($)**	**Comments**
General Project Requirements		**Required**	**Confirmation (Y/N)**						
Trade Contractor will sign Gilbane's subcontract agreement without comment:		Yes		Y	Included				
Trade Contractor has accepted the terms of the Owner / Prime Agreement:		Yes		Y	Included				
Trade Contractor is prequalified in Gilbane's qualification system:		Yes		Y	Included				
Trade Contractor has accepted the following exhibits that are part of the Project Manual:		Yes		Y	Included				
BIM participation and Execution plan		Yes		N					
Delegated Design		Yes		N					
Contract Documents		Yes		Y	Included				
General Requirements		Yes		Y	Included				
Project Manual		Yes		Y	Included				
Schedule		Yes		Y	Included				
Logistics		Yes		Y	Included				
Mockup		Yes		Y	Included				
		Yes							
Bid per Plans and Specifications?	Any alternates need to be called out	Yes		Y	Included				
All Addendum Included:	Addendum #1	Yes		Y	Included				
All Taxes		Yes		Y	Included				
Community Impact and Engagement Status:	MWBE/MBE etc.	Yes		Y	Included				
Trade Contractor Includes Bond and Insurance Costs Bonds and Insurance:		Yes		Y	Included				
General Liability Insurance	Higher coverage required if work requires crane mobilization	Yes		Y	Included				
Workers Comp Insurance		Yes		Y	Included				
Professional Liability	If work includes delegated design, include professional liability insurance	Yes		Y	Included				
Auto Liability		Yes		Y	Included				
		Yes							
		Yes							
Trade Specific Scope		**Required**	**Confirmation (Y/N)**						
Drawing or Specification # and Detail	**Description:**	----------	----------						
This Agreement shall include, but not be limited to:		Yes							
Specific Scope of Work		Yes							
Scope Item #1	1. This trade contractor shall furnish all labor, material, equipment, tools, layout, supervision and miscellaneous items necessary to complete all interior and exterior building signage installation.	Yes		Y	Included				
Scope Item #2	2. Include all cast aluminum signage on exterior elevations.	Yes		Y	Included				
Scope Item #3	3. Include all metal signage w/ reflective surface and text at Bays per exterior elevations.	Yes		Y	Included				
Scope Item #4	4. Include custom LEED signage per details.	Yes		Y	Included				
Scope Item #5	5. This contractor is responsible for providing their own lifts for work at heights to complete their own scope of work.	Yes		Y	Included				
Scope Item #6	6. Participate in Owner Direct Purchase tax saving program for material PO's $10,000 or greater.	Yes		Y	Included				
Scope Item #7	7. Comply with all LEED requirements and provide LEED documentation related to this trade package scope of work. Including but not limited to recycled content and low VOC adhesives. Any absorptive materials must be stored on dunnage or palates off of the ground and protected from moisture.	Yes		Y	Included				
Additional Scope Clarifications									
Clarification #1	Safety Signage	Yes		N	$ 6,434		G	$ 18,000	Missing required signage scope & non-responsive to emails…
Clarification #2	Additional Signage as needed	Yes		CA	$ 2,500		CA	$ 2,500	
		Yes							
		Yes							
		Yes							
		Yes							
		Yes							
		Yes							
		Yes							
		Yes							
		Yes							
		Yes							
		Yes							
		Yes							
Allowances		**Required**	**Confirmation (Y/N)**						
Owner Allowance	**Description:**	----------	----------						
The following Owner allowances are included in the amount of this Subcontract. Trade Contractor shall not proceed with any work associated with these allowances without prior written direction from an Authorized Representative of Contractor. The stated allowance amount excludes all related costs, taxes, overhead, profit, bond premiums, and insurance, as these mark-ups are included within Trade Contractor's total Subcontract amount.		Yes							
		Yes							
		Yes							
		Yes							
		Yes							
Allocations		**Required**	**Confirmation (Y/N)**						
Contractor / Trade Allocation	**Description:**	Yes							

Selected Bidder

CoPC MOC Phae 1C Maintenance and Wash Buildings

240 Peavy Grade, Palm Coast Florida, 32127

Trade Contractor Quote Date	7/30/26			Dittmer			Peachtree			Hutchinson Welding		
Gilbane Team Member Responsible for Scope	Berat Akkaya			(407) 699-1755			770-439-2120			386-649-9959		
E-mail Address	Bakkaya@gilbaneco.com			Denise Condello			Andrew Jennings			Robert Hutchinson		
Phone Number	(904)200-8204			denise@dittdeck.com			ajennings@peachtreecovers.com					
Bid Package 10C	**Canopies**			$ 349,500			$ 125,495			$ 122,275		
				Y,N,G,OA,CA	Value ($)	Comments	Y,N,G,OA,CA	Value ($)	Comments	Y,N,G,OA,CA	Value ($)	Comments
General Project Requirements		**Required**	**Confirmation (Y/N)**									
Trade Contractor will sign Gilbane's subcontract agreement without comment:		Yes					Y	Included		Y	Included	
Trade Contractor has accepted the terms of the Owner / Prime Agreement:		Yes					Y	Included		Y	Included	
Trade Contractor is prequalified in Gilbane's qualification system:		Yes					Y	Included		Y	Included	
Trade Contractor has accepted the following exhibits that are part of the Project Manual:		Yes					Y	Included		Y	Included	
BIM participation and Execution plan		Yes					N	$ -	Not required	N		
Delegated Design		Yes					Y	Included		Y	Included	
Contract Documents		Yes					Y	Included		Y	Included	
General Requirements		Yes					Y	Included		Y	Included	
Project Manual		Yes					Y	Included		Y	Included	
Schedule		Yes					Y	Included	SD's - 6-8 weeks, Fabrication 12-14 weeks	Y	Included	
Logistics		Yes					Y	Included		Y	Included	
Mockup		Yes					N	$ -	Not required	N		
		Yes										
Bid per Plans and Specifications?	Any alternates need to be called out	Yes					Y	Included		Y	Included	
All Addendum Included:	Addendum #1	Yes					Y	Included		Y	Included	
All Taxes		Yes					Y	Included		Y	Included	
Community Impact and Engagement Status:	MWBE/MBE etc.	Yes					N	$ -		N		
Trade Contractor Includes Bond and Insurance Costs Bonds and Insurance:		Yes					Y	Included		Y	Included	
General Liability Insurance	Higher coverage required if work requires crane mobilization	Yes					Y	Included		Y	Included	
Workers Comp Insurance		Yes					Y	Included		Y	Included	
Professional Liability	If work includes delegated design, include professional liability insurance	Yes					Y	Included		Y	Included	
Auto Liability		Yes					Y	Included		Y	Included	
		Yes										
		Yes										
Trade Specific Scope		**Required**	**Confirmation (Y/N)**									
Drawing or Specification # and Detail	**Description:**	----------	----------									
This Agreement shall include, but not be limited to:		Yes										
Specific Scope of Work		Yes										
Scope Item #1	1. This Trade Contractor shall furnish and install all pre-engineered aluminum canopies as depicted on the contract documents.	Yes					Y	Included		Y	Included	
Scope Item #2	2. Provide all signed and sealed drawings and calculations. Canopies need to be designed to Category 4, Exposure C, 160-mph ultimate wind speed.	Yes		Y	Included	Add comment if needed	Y	Included		Y	Included	
Scope Item #3	3. Include all flashings, sealants associated with metal canopies to provide a sealed condition as detailed in the construction documents.	Yes		N	$ -	Sub Provided $15k add for this scope	Y	Included		Y	Included	
Scope Item #4	4. Alternate Pricing #1 – Prefinished Aluminum Sunshades.	Yes		G	$ -	N/A - Included in 08B Storefront	N	$ -	N/A - Included in 08B Storefront	N		
Scope Item #5	5. Alternate Pricing #2 – Galv. Steel Trellis at Main Entrance.	Yes					N	$ 20,054	Supporting Steel by other	G	$ 25,000	
Scope Item #6	6. Alternate Pricing #3 – Metal Screen Infill panels, BOD Amico Arch. Metal Systems	Yes					N	$ -	N/A - $258,000.00 Custom Fab if needed, 1/8"	N		
Scope Item #7	7. Participate in Owner Direct Purchase tax saving program for material PO's $10,000 or greater.	Yes					Y	Included		Y	Included	
Scope Item #8	8. Comply with all LEED requirements and provide LEED documentation related to this trade package scope of work. Including but not limited to recycled content and low VOC adhesives. Any absorptive materials must be stored on dunnage or palates off of the ground and protected from moisture.	Yes					Y	Included		Y	Included	
Additional Scope Clarifications												
		Yes										
		Yes										
		Yes										
		Yes										
		Yes										
Allowances		**Required**	**Confirmation (Y/N)**									
Owner Allowance	**Description:**	----------	----------									
The following Owner allowances are included in the amount of this Subcontract. Trade Contractor shall not proceed with any work associated with these allowances without prior written direction from an Authorized Representative of Contractor. The stated allowance amount excludes all related costs, taxes, overhead, profit, bond premiums, and insurance, as these mark-ups are included within Trade Contractor's total Subcontract amount.		Yes										
		Yes										
		Yes										
		Yes										
		Yes										
Allocations		**Required**	**Confirmation (Y/N)**									
Contractor / Trade Allocation	**Description:**	Yes										
The following Contractor allocations are included in the amount of this Subcontract. Trade Contractor shall not proceed with any work associated with these allocations without prior written direction from an Authorized Representative of Contractor. The stated allocation amount excludes all related costs, taxes, overhead, profit, bond premiums, and insurance, as these mark-ups are included within Trade Contractor's total Subcontract amount.		Yes										
		Yes										
		Yes										
		Yes										
		Yes										
Exclusion / Coordination		**Required**	**Confirmation (Y/N)**									
Drawing or Specification # and Detail	**Description**	----------	----------									
		No	With Division?									
		No	Not Required									
	Base Bid Subtotal			$ 349,500			$ 125,495			$ 122,275		
	Trade Contractor Plugs			$ -			$ 20,054			$ -		
	GILBANE Qualified Plugs Total			$ -			$ -			$ 25,000		
	Owner Allowances			$ -			$ -			$ -		
	Contractor Allocations			$ -			$ -			$ -		
	Reconciled Bid Amount			$ 349,500			$ 145,549			$ 147,275		

Company _____

Name _____

Title _____

Signature _____

Date _____

Selected Bidder

Gilbane

Bid Leveling Sheet

CoPC MOC Phae 1C Maintenance and Wash Buildings

240 Peavy Grade, Palm Coast Florida, 32127

Trade Contactor Bid Leveling / Comparisons

Trade Contractor Quote Date	7/30/26	Auto Development Group			Sunshine State Equipment			Hydraulic Supply Company			Florida Equipment Service			Interclean			ReladyNe		
Gilbane Team Member Responsible for Scope	Berat Akkaya	Jennifer Myer			(407) 848-6115			(786) 873-4883			(904) 378-4466			(720) 827-2984			786-258-5823		
E-mail Address	BAkkaya@gilbaneco.com	jennifer.l.myer@autodevgroup.com			Mike Fox			Martin Liobell			Daren Roberts			Michael Lacey			Jay Ibanez		
Phone Number	(904)200-8204				mike@sunshineequipmentfl.com			martin.liobell@hydraulicsupply.com			daren@flequipment.com			michael.lacey@interclean.com			jay.ibanez@reladyne.com		
Bid Package 11A	**Equipment**	$ 4,611,242			$ 3,609,929		62,681	$ 2,331,147			$ 669,845			$ 3,988,370					
		Y,N,G,OA,CA	Value ($)	Comments	Y,N,G,OA,CA	Value ($)	Comments	Y,N,G,OA,CA	Value ($)	Comments	Y,N,G,OA,CA	Value ($)	Comments	Y,N,G,OA,CA	Value ($)	Comments	Y,N,G,OA,CA	Value ($)	Comments
General Project Requirements																			
Trade Contractor will sign Gilbane's subcontract agreement without comment:		Y	Included		Y	Included	Has to review and accept										Y	Included	
Trade Contractor has accepted the terms of the Owner / Prime Agreement:		Y	Included		Y	Included	Has to review and accept										Y	Included	
Trade Contractor is prequalified in Gilbane's qualification system:		Y	Included		Y	Included											Y	Included	
Trade Contractor has accepted the following exhibits that are part of the Project Manual:		Y	Included		Y	Included											Y	Included	
BIM participation and Execution plan		N	$ -	Need to have BIM	Y	Included	Will join BIM Meetings but designer is not included										N		
Delegated Design		N	$ -		N												N		
Contract Documents		Y	Included		Y	Included											Y	Included	
General Requirements		Y	Included		Y	Included											Y	Included	
Project Manual		Y	Included		Y	Included											Y	Included	
Schedule		Y	Included	28 Weeks for HD Lifts	Y	Included	Lifts and Crane on 20 week leadtime; 12-14 weeks of installation										Y	Included	
Logistics		Y	Included		Y	Included											Y	Included	
Mockup		Y	Included	In-place mock-ups only	Y	Included											Y	Included	
Bid per Plans and Specifications?	Any alternates need to be called out	N		4/30/2025 Set is included, update.	Y	Included											N		
All Addendum Included:	Addendum #1	N			Y	Included											N		
All Taxes		Y	Included		Y	Included											Y	Included	
Community Impact and Engagement Status:	MWBE/MBE etc.	N	$ -		N												N		
Trade Contractor Includes Bond and Insurance Costs Bonds and Insurance:		Y	Included														Y	Included	
General Liability Insurance	Higher coverage required if work requires crane mobilization	Y	Included	$5M/$5M GL Umbrella included	Y	Included	All equipment delivered and hoisted with forklifts										Y	Included	
Workers Comp Insurance		Y	Included		Y	Included											Y	Included	
Professional Liability	If work includes delegated design, include professional liability insurance	Y	Included		Y	Included											Y	Included	
Auto Liability		Y	Included		Y	Included											Y	Included	
Trade Specific Scope																			
Drawing or Specification # and Detail	**Description:**																		
This Agreement shall include, but not be limited to:																	Y	Included	
Specific Scope of Work																	Y	Included	
Scope Item #1	1. This trade contractor shall furnish all labor, material, equipment, tools, layout, supervision, temporary and miscellaneous items necessary to completely install all maintenance service equipment and wash equipment as shown on equipment drawings.	Y	Included		Y	Included											Y	Included	
Scope Item #2	2. Complete a turnkey system for all vehicle service equipment, compressed air vehicle service equipment, vehicle wash equipment, vehicle shop equipment, vacuum equipment, vehicle lifts and conveying equipment, relocation of existing equipment (Owner supplied 20-ton lift) and all lubricating oils process piping.	Y			Y	Included											Y	Included	
Scope Item #3	3. All equipment shall be verified for a path of entry from the exterior of the building to the finish location by the trade contractor providing the equipment prior to building erection. Equipment to either be provided through designated door widths or temporary means to dismantle and reassemble the equipment or the building components shall be borne by the trade contractor providing the equipment.	Y			Y	Included											Y	Included	
Scope Item #4	4. Demonstration and onsite testing, and owner training shall be provided by this trade contractor.	Y			Y	Included											Y	Included	
Scope Item #5	5. Furnish all dimensions and locations for all required equipment pads for this scope of work and a submittal showing pad locations and layout. The pads will be placed by the Concrete Trade Contractor.	Y			Y	Included											Y	Included	
Scope Item #6	6. Include all equipment shown on the equipment drawings per the schedules. Include all CF/CI, OF/OI and OF/CI equipment as shown on equipment schedules for maintenance and wash buildings. If there are any exclusions, equipment(s) need to be clearly highlighted. Provide a cost breakout for the CF/CI equipment and OF/OI equipment items.	Y	Included		Y	Included											N		
Scope Item #7	7. Participate in Owner Direct Purchase tax saving program for material PO's $10,000 or greater.	Y	Included		Y	Included											Y	Included	
Scope Item #8	8. Include all signage and striping per the equipment drawings.	N	$ -	Not included	N	$ -	Included by others (painter); no safety signage included either										Y	Included	
Scope Item #9	9. Furnish and install all compressed air piping and accessories, Lubrication fluid piping and accessories per equipment drawings and details.	Y	Included		Y	Included											N		
Scope Item #10	10. This trade contractor is to participate in BIM in coordination of all overhead work led by Gilbane. Refer to Project Manual for BIM standards and specifications, BIM execution plan for details.	N	$ -		Y	Included	Will join BIM Meetings but designer is not included										Y	Included	
Scope Item #11	11. This trade contractor to complete all underground work as required prior to pouring of SOG.	Y	Included		N	$ -	Check in conduit is ran to lifts underground; overhead recommended										Y	Included	
Scope Item #12	12. This trade contractor is responsible for all hangers, Unistrut, all threads, clips, supports, hoisting, scaffolding, manlifts associated with their own scope of work.	Y	Included		Y	Included											Y	Included	
Scope Item #13	13. Provide all stainless-steel heavy-duty metal cabinets, drawers, file cabinets with countertop as shown on interior elevations 1A-406.	Y	Included		Y	Included											Y	Included	
Scope Item #14	14. Provide all equipment and piping as shown in wash building drawings. Include hose reels eq. item #3705 on low and high locations per the elevations total of (12) including overhead piping to high pressure washers.	Y	Included		Y	Included											Y	Included	
Scope Item #15	15. This trade contractor to verify power requirements for all their own equipment referencing electrical panel drawings to validate conformity, any discrepancies shall be noted to Gilbane at the award of contract.	Y	Included		Y	Included													
Scope Item #16	16. Testing of equipment and start up shall be by this trade contractor.	Y	Included		Y	Included													
																	N		
Additional Scope Clarifications																	N		
Adder for 120 Ton Ironworker		Y	Included		N	$ 58,571	Priced after the original bid										N		
Adder for 5-Ton crane		Y	Included		N	$ 160,665	Priced after the original bid										Y	Included	
BIM Coordination		N	$ -		N	$ -	BIM Model not included. Sunshine will attend meetings at no additional cost										Y	Included	
Relocation of Owner Lift Allowance	Shall include removal of existing lift, transporting and all relocation fees, receiving and installatio	Y	Included		Y	Included											Y	Included	
Schedule		Y	Included	Includes multiple mobilizations.	Y	Included											N		
COP Value		Y	Included		Y	Included											N		
Compass Prequalification Process		Y	Included	No additional cost	N	$ 2,500	Sunshine to confirm cost										N		
Automated Bay Wash	Not Included	Y	Included	InterClean	N	$ 386,513											G	$ 669,845	
Supplemental Steel backer for detail 6 on 1QS-501	Coordinated via BIM; supplemantal steel bracket provided by others	N	$ -		N	$ -	Gilbane Agrees										N		
Insurance Premium	$5M/$5M	Y	Included		N	$ 22,500	Does not include $5M/$5M										Y	Included	
Textura Cost		Y	Included	Will include	N	$ 5,000											Y	Included	
EMR Rating		Y	Included	1.01	Y	Included	1.07 EMR										N		
Lubrication Fluid Stainless Steel	Above spec requirement	N	$ -	Carbon Steel included per spec	Y												N		
Replace all copper piping with Aluminum credit		N	$ -	Credit of $192,453.89	N												N		
Cost Escalation	There's cost escalation in 2027	N	$ -		N														
Clarification 9/1 Scope Changes	Relcoation of an additional twin post lift 12,000 lbs	N			N														
Credit for all aluminum pipe	All lubrication and copper pipe to aluminum	G	$ (118,160)		N	$ (118,160)											G	$ (118,160)	
	Potential P&P Bond in lieu of SDI	G	$ 76,182		G	$ 70,168											G	$ 77,180	

CoPC MOC Phae 1C Maintenance and Wash Buildings

240 Peavy Grade, Palm Coast Florida, 32127

Trade Contactor Bid Leveling / Comparisons

Trade Contractor Quote Date	7/30/26	Auto Development Group	Sunshine State Equipment	Hydraulic Supply Company	Florida Equipment Service	Interclean	ReladyDyne
			(407) 848-6115	(786) 873-4883	(904) 378-4466	(720) 827-2984	786-258-5823
Gilbane Team Member Responsible for Scope	Berat Akkaya	Jennifer Myer	Mike Fox	Martin Liobell	Daren Roberts	Michael Lacey	Jay Ibanez
E-mail Address	Bakkaya@gilbaneco.com	jennifer.l.myer@autodevgroup.com	mike@sunshineequipmentfl.com	martin.liobell@hydraulicsupply.com	daren@flequipment.com	michael.lacey@interclean.com	jay.ibanez@reladyne.com
Phone Number	(904)200-8204						
Bid Package 11A	**Equipment**	$ 4,611,242	$ 3,609,929	$ 62,681	$ 2,331,147	$ 669,845	$ 3,988,370
	Base Bid Subtotal	$ 4,611,242	$ 3,609,929	$ 62,681	$ 2,331,147	$ 669,845	$ 3,988,370
	Trade Contractor Plugs	$ -	$ 517,589	$ -	$ -	$ -	$ -
	GILBANE Qualified Plugs Total	$ (41,978)	$ 70,168	$ -	$ -	$ -	$ 628,865
	Owner Allowances	$ -	$ -	$ -	$ -	$ -	$ -
	Contractor Allocations	$ -	$ -	$ -	$ -	$ -	$ -
	Reconciled Bid Amount	**$ 4,569,264**	**$ 4,197,686**	**$ 62,681**	**$ 2,331,147**	**$ 669,845**	**$ 4,617,234**
				Incomplete Scope	Incomplete Scope	Incomplete Scope	

Selected Bidder

Gilbane

Bid Leveling Sheet

CoPC MOC Phae 1C Maintenance and Wash Buildings

240 Peavy Grade, Palm Coast Florida, 32127

Trade Contactor Bid Leveling / Comparisons

Trade Contractor Quote Date	7/30/26	McKee			Harrell Construction Co.			SBR		
		407-323-1150			(904) 759-1891			352-414-9145		
Gilbane Team Member Responsible for Scope	Berat Akkaya	Jacob Johnson			Jason Harrell			Steve Race		
E-mail Address	Bakkaya@gilbaneco.com	jacob@mckeegc.com			jharrell@harrellconstructioninc.com			srace@sbr-contracting.com		
Phone Number	(904)200-8204									
Bid Package 13B	**PEMB**	$ 6,244,087			$ 4,413,000			$ 5,094,226		
		Y,N,G,OA,CA	**Value ($)**	**Comments**	**Y,N,G,OA,CA**	**Value ($)**	**Comments**	**Y,N,G,OA,CA**	**Value ($)**	**Comments**
General Project Requirements										
Trade Contractor will sign Gilbane's subcontract agreement without comment:		N	$ -	In review.	Y	Included				
Trade Contractor has accepted the terms of the Owner / Prime Agreement:		N	$ -		Y	Included				
Trade Contractor is prequalified in Gilbane's qualification system:		N	$ -	Cost of Compass is included	Y	Included				
Trade Contractor has accepted the following exhibits that are part of the Project Manual:		Y	Included		Y	Included				
BIM participation and Execution plan		N	$ -	2D CADs will be provided. BIM might be add	Y	Included				
Delegated Design		Y	Included		Y	Included				
Contract Documents		Y	Included		Y	Included				
General Requirements		Y	Included		Y	Included				
Project Manual		N	$ -	Gilbane will send	Y	Included				
Schedule		Y	Included		Y	Included		Y	Included	14-16 Weeks
Logistics		Y	Included		Y	Included				
Mockup		N	$ -		N	$ -	Finish samples etc. separate			
Bid per Plans and Specifications?	Any alternates need to be called out	Y	Included		N	$ -	See scope clarifications with mark ups			
All Addendum Included:	Addendum #1	Y	Included		Y	Included	Cat 4, Exposure C			
All Taxes		Y	Included		Y	Included				
Community Impact and Engagement Status:	MWBE/MBE etc.	N	$ -		N	$ -				
Trade Contractor Includes Bond and Insurance Costs Bonds and Insurance:		Y	Included							
General Liability Insurance	Higher coverage required if work requires crane mobilization	Y	Included		Y	Included		Y	Included	$5M/$5M
Workers Comp Insurance		Y	Included		Y	Included				
Professional Liability	If work includes delegated design, include professional liability insurance	Y	Included		Y	Included				
Auto Liability		Y	Included		Y	Included				
										d Rate, $2.8M Highest
Trade Specific Scope										
Drawing or Specification # and Detail	**Description:**									
This Agreement shall include, but not be limited to:										
Specific Scope of Work										
Scope Item #1	1. Design, furnish and install all labor, material, equipment and supervision required to complete all Pre-Engineered Metal Building (PEMB) work as required by and in accordance with the Drawings, Specifications and all applicable Contract Documents.	Y	Included		Y	Included				
Scope Item #2	2. This Trade Contractor shall include complete VDC/BIM Coordination in accordance with the BIM Standards and Specifications included in the Project Manual.	Y		2D CAD	Y	Included	Will have 3D model			
Scope Item #3	3. This is a Delegated Design package requiring Signed and Sealed Drawings and Calculations by a professional engineer licensed in the state of Florida and provide Professional Liability Insurance COI. Note the Wind Exposure Category C and Ultimate Design Wind Speed of 160 mph as noted on the Structural Drawings.	Y	Designed to 150 MPH max. limited by manufacturer		Y	Included				
Scope Item #4	4. Include all as-built drawings, O&M manuals, warranties, and all other closeout documentation associated with this trade package scope of work.	Y			Y	Included				
Scope Item #5	5. Participate in Owner Direct Purchase tax saving program for material PO's $10,000 or greater.	Y			Y	Included				
Scope Item #6	6. Comply with all LEED requirements and provide LEED documentation related to this trade package scope of work. Any absorptive materials must be stored on dunnage or palates off of the ground and protected from moisture.	Y			Y	Included				
Scope Item #7	7. Provide all hoisting required and comply with Gilbane's strict crane permitting and fall prevention safety regulations.	Y			Y	Included	Does not require crane			
Scope Item #8	8. Provide Anchor Bolt materials and Anchor Bolt Layout Drawings for the anchor bolts to be installed by the CIP concrete trade contactor. Provide templates. Note that the foundations have been designed by the EOR based on the column reactions shown on Sheet 1S-100A for permit drawings. Please provide notification for any differences between the actual PEMB design reactions and Reaction Tables shown on Sheet 1S-100A for the EOR to review and make any changes to the footing schedule.	Y	Included	Includes QC/Survyeing of Anchor bolt before and after pour.	Y	Included				
Scope Item #9	9. Include standing seam metal roofing assembly shown on the drawings.	y	Included	Roof by Div 13 PEMB Manufacturer, not aluminum, following spec section 13	Y	Included				
Scope Item #10	10. Include all ridge, eaves, gutters, downspouts, and misc. trims.	y	Included		Y	Included				
Scope Item #11	11. Include soffit panels.	y	Included		Y	Included				
Scope Item #12	12. Include Insulated Metal Panels.	y	Included		Y	Included				
Scope Item #13	13. Include roof and wall secondary framing.	y	Included		Y	Included				

CoPC MOC Phae 1C Maintenance and Wash Buildings

240 Peavy Grade, Palm Coast Florida, 32127

Trade Contactor Bid Leveling / Comparisons

		McKee			Harrell Construction Co.			SBR		
Trade Contractor Quote Date	7/30/26									
		407-323-1150			(904) 759-1891			352-414-9145		
Gilbane Team Member Responsible for Scope	Berat Akkaya	Jacob Johnson			Jason Harrell			Steve Race		
E-mail Address	Bakkaya@gilbaneco.com	jacob@mckeegc.com			jharrell@harrellconstructioninc.com			srace@sbr-contracting.com		
Phone Number	(904)200-8204									
Bid Package 13B	**PEMB**	$		6,244,087	$		4,413,000	$		5,094,226
Scope Item #14	14. Include Portal X Bracing as required.	Y	Included		Y	Included				
Scope Item #15	15. Include mezzanine floor framing joists, bracing, beams, columns, metal deck, and edge angles. Concrete and rebar will be provided by others. Include floor opening support angles as shown.	Y	Included		Y	Included	As required by the delegated design			
Scope Item #16	16. Refer to Structural Drawing Notes and provide support framing for canopies, awnings, metal screen panels, and light gauge walls as noted. Provide jamb and header at exterior door as noted.	Y	Included		Y	Included	HSS supports for Amico Mesh per plans only as shown on exterior elevations. Additional steel would be change ordered.			
Scope Item #17	17. Provide PEMB Girts and embed plate as noted on Sheet 1S-300 and Detail C5/1S-501.	N	$ -		Y	Included	Includes PEMB Girts, does NOT INCLUDE EMBEDS			
Scope Item #18	301B.	y	Included		Y	Included				
Additional Scope Clarifications										
Clarification #1	Roof Penetrations QTO:	N	$ -			Y				
Clarification #2	Roof Hatch	N	$ -	Not included		Y				
Clarification #3	Foam Closure Set in Sealant at Metal Deck Flutes	N	$ -			N	Not required			
Clarification #4	Detail D4 on 1A-152, confirm scope coverage by Kirby	N	$ -			N	Not By Kirby			
Clarification #5	Supplemental Steel for Curtainwall and Amico Mesh Screen	G	$ 200,000	Supplemental Steel for Curtain Wall & Amico Mesh Support	CA	$ 200,000	Supplemental Steel for Curtain Wall & Amico Mesh Support	G	$ 200,000	Supplemental Steel for Curtain Wall &
	Base Bid Subtotal	$		6,244,087	$		4,413,000	$		5,094,226
	Trade Contractor Plugs	$		-	$		-	$		-
	GILBANE Qualified Plugs Total	$		200,000	$		-	$		200,000
	Owner Allowances	$		-	$		-	$		-
	Contractor Allocations	$		-	$		200,000	$		-
	Reconciled Bid Amount	$		6,444,087	$		4,613,000	$		5,294,226

Selected Bidder

Gilbane

CoPC MOC Phae 1C Maintenance and Wash Buildings

240 Peavy Grade, Palm Coast Florida, 32127

Trade Contractor Quote Date	7/30/26			WW Gay Mechanical			Summit Fire & Security			Pye-Barker Fire & Safety		
				(904) 387-7973			(772) 253-1994			904-909-9466		
Gilbane Team Member Responsible for Scope	Berat Akkaya			Mike Bishop			Brittany Peraino			Marcus Kinsey		
E-mail Address	Bakkaya@gilbaneco.com			mbishop@scensusa.com			bperaino@summitfiresecurity.com			1227estimating@pyebarkerfs.com		
Phone Number	(904)200-8204											
Bid Package 21A	**Fire Suppression**			$ 489,879			No bid			$ 398,381		
				Y,N,G,OA,CA	Value ($)	Comments	Y,N,G,OA,CA	Value ($)	Comments	Y,N,G,OA,CA	Value ($)	Comments
General Project Requirements		**Required**	**Confirmation (Y/N)**									
Trade Contractor will sign Gilbane's subcontract agreement without comment:		Yes								Y	Included	
Trade Contractor has accepted the terms of the Owner / Prime Agreement:		Yes								Y	Included	
Trade Contractor is prequalified in Gilbane's qualification system:		Yes								Y	Included	
Trade Contractor has accepted the following exhibits that are part of the Project Manual:		Yes								Y	Included	
BIM participation and Execution plan		Yes								Y	Included	
Delegated Design		Yes								Y	Included	
Contract Documents		Yes								Y	Included	
General Requirements		Yes								Y	Included	
Project Manual		Yes								Y	Included	
Schedule		Yes								Y	Included	Longest Lead time - Fire Pump - 12-14 weeks from approvals
Logistics		Yes								Y	Included	
Mockup		Yes								Y	Included	In place mock up if inspector wants to see
		Yes										
Bid per Plans and Specifications?	Any alternates need to be called out	Yes								Y	Included	
All Addendum Included:	Addendum #1	Yes								Y	Included	
All Taxes		Yes								Y	Included	
Community Impact and Engagement Status:	MWBE/MBE etc.	Yes								N	$ -	
Trade Contractor Includes Bond and Insurance Costs Bonds and Insurance:		Yes								Y	Included	
General Liability Insurance	Higher coverage required if work requires crane mobilization	Yes								Y	Included	
Workers Comp Insurance		Yes								Y	Included	
Professional Liability	If work includes delegated design, include professional liability insurance	Yes								Y	Included	
Auto Liability		Yes								Y	Included	
		Yes										
		Yes										
Trade Specific Scope		**Required**	**Confirmation (Y/N)**									
Drawing or Specification # and Detail	**Description:**	---------	---------									
This Agreement shall include, but not be limited to:		Yes								Y	Included	
Specific Scope of Work		Yes								Y	Included	
Scope Item #1	**1.** Furnish and install all labor, material, equipment and supervision required to complete all Fire Suppression and related work as required by and in accordance with the Drawings, Specifications and all applicable Contract Documents.	Yes								Y	Included	
Scope Item #2	**2.** This Trade Contractor shall design the sprinkler piping system (wet and dry) to satisfy the design criteria in Drawings and Specifications. This Trade Contractor shall provide a copy of the engineer's professional liability insurance certificate which covers their design work. Professional Engineer to be licensed in the state of Florida and provide Professional Liability Insurance COI	Yes		Y	Included	Add comment if needed				Y	Included	
Scope Item #3	**3.** Provide signed and sealed shop drawings and hydraulic calculations. Include product data submittals and complete fire pump drawings.	Yes		N	$ -	Sub Provided $15k add for this scope				N	$ 1,500	Pye Barker will provide shop drawings and calculations but will not have a FL registered PE Sign & Seal documents. Confirm with Pond/CoPC. Adding stamp will be $1500
Scope Item #4	**4.** Include cost to perform a water flow test within 12 months of developing the shop drawings and hydraulic calculations.	Yes		G	$ -	ost Included by sub - pulled form estimate column				Y	Included	
Scope Item #5	**5.** This Trade Contractor shall include complete VDC/BIM Coordination in accordance with the BIM Standards and Specifications included in the Project Manual.	Yes								Y	Included	
Scope Item #6	6. Underground fire lines will be stubbed up above finished floor inside the Fire Pump room by the Civil contractor.	Yes								Y	Included	
Scope Item #7	7. Include electronic alarm bell outside the fire pump room to be wired by the Fire Alarm Contractor.	Yes								Y	Included	
Scope Item #8	8. All control valves shall be electronically supervised. Coordinate the type and location of Flow and Supervisory switches with the Fire Alarm	Yes								Y	Included	
Scope Item #9	9. All sprinkler systems are to be Hydrostatically Tested.	Yes								Y	Included	
Scope Item #10	10. Coordinate and confirm acceptable hanger attachments and placement with the Structural Engineer.	Yes								Y	Included	
Scope Item #11	11. Include all required labeling and signage.	Yes								Y	Included	
Scope Item #12	12. Furnish all dimensions and locations for all required equipment pads for this scope of work and a submittal showing pad locations and layout. The pads will be placed by the Concrete Trade Contractor.	Yes								Y	Included	
Scope Item #13	13. Provide concrete pad or splash block if test drain or other discharge locations are not at a concrete slab or floor drain.	Yes								Y	Included	
Scope Item #14	14. Provide test header manifold on the building exterior as specified.	Yes								Y	Included	
Scope Item #15	15. Provide sprinkler coverage below ductwork greater than 48" or for closely grouped ductwork that is less than 48".	Yes								Y	Included	
Scope Item #16	16. Include corrosion resistant fire suppression materials in the areas designated on the drawings.	Yes								Y	Included	
Scope Item #17	17. Include all equipment indicated on the Fire Suppression Details Sheet 1FX501 and as required for a complete Fire Suppression System.	Yes								Y	Included	Need to RFI the redundant backflow (affects detail A3)
Scope Item #18	18. Include Commissioning support for Owner provided Commissioning Agent including meetings, start-up/testing reports, and other documentation as required.	Yes								Y	Included	
Scope Item #19	19. Include all as-built drawings, attic stock, Owner training, O&M manuals, warranties, and all other closeout documentation associated with this trade package scope of work.	Yes								Y	Included	
Scope Item #20	20. Comply with all LEED requirements and provide LEED documentation related to this trade package scope of work.	Yes								Y	Included	
Scope Item #21	21. Participate in Owner Direct Purchase tax saving program for material PO's $10,000 or greater.	Yes								Y	Included	
Scope Item #22	22. Furnish and install all caulking and sealants associated with this Work and between this Work and adjacent work and as required for your work to maintain smoke seal or weather tightness.	Yes								Y	Included	
Scope Item #23	23. This Trade Contractor shall Furnish and install all firestopping as required at all penetrations through rated walls, floors and ceilings in accordance with the Specifications.	Yes								Y	Included	
Scope Item #24	24. Furnish and install smoke draft curtains shown on the drawings.	Yes								N		O.K - Included in BP 08B Storefront
Additional Scope Clarifications												
		Yes										
		Yes										
		Yes										
		Yes										
		Yes										
		Yes										

CoPC MOC Phae 1C Maintenance and Wash Buildings

240 Peavy Grade, Palm Coast Florida, 32127

Trade Contractor Quote Date	7/30/26			WW Gay Mechanical			Summit Fire & Security			Pye-Barker Fire & Safety		
				(904) 387-7973			(772) 253-1994			904-909-9466		
Gilbane Team Member Responsible for Scope	Berat Akkaya			Mike Bishop			Brittany Peraino			Marcus Kinsey		
E-mail Address	Bakkaya@gilbaneco.com			mbishop@scdensusa.com			bperaino@summitfiresecurity.com			1227estimating@pyebarkerfs.com		
Phone Number	(904)200-8204											
Bid Package 21A	**Fire Suppression**			$ 489,879			No bid			$ 398,381		
		Yes										
		Yes										
		Yes										
		Yes										
		Yes										
		Yes										
		Yes										
		Yes										
Allowances		**Required**	**Confirmation (Y/N)**									
Owner Allowance	**Description:**	----------	----------									
The following Owner allowances are included in the amount of this Subcontract. Trade Contractor shall not proceed with any work associated with these allowances without prior written direction from an Authorized Representative of Contractor. The stated allowance amount excludes all related costs, taxes, overhead, profit, bond premiums, and insurance, as these mark-ups are included within Trade Contractor's total Subcontract amount.		Yes										
		Yes										
		Yes										
		Yes										
		Yes										
		Yes										
		Yes										
		Yes										
		Yes										
Allocations		**Required**	**Confirmation (Y/N)**									
Contractor / Trade Allocation	**Description:**	**Yes**										
The following Contractor allocations are included in the amount of this Subcontract. Trade Contractor shall not proceed with any work associated with these allocations without prior written direction from an Authorized Representative of Contractor. The stated allocation amount excludes all related costs, taxes, overhead, profit, bond premiums, and insurance, as these mark-ups are included within Trade Contractor's total Subcontract amount.		Yes										
		Yes										
		Yes										
		Yes										
		Yes										
		Yes										
		Yes										
		Yes										
		Yes										
		Yes										
		Yes										
Exclusion / Coordination		**Required**	**Confirmation (Y/N)**									
Drawing or Specification # and Detail	**Description**	----------	----------									
		No	With Division?									
		No	Not Required									
	Base Bid Subtotal			$ 489,879			$ -			$ 398,381		
	Trade Contractor Plugs			$ -			$ -			$ 1,500		
	GILBANE Qualified Plugs Total			$ -			$ -			$ -		
	Owner Allowances			$ -			$ -			$ -		
	Contractor Allocations			$ -			$ -			$ -		
	Reconciled Bid Amount			$ 489,879			$ -			$ 399,881		

Company

Name

Title

Signature

Date

Selected Bidder

Gilbane

CoPC MOC Phae 1C Maintenance and Wash Buildings

240 Peavy Grade, Palm Coast Florida, 32127

Trade Contractor Quote Date	7/30/26			WW Gay Mechanical			CT Mechanical			Gary Rodgers Plumbing			Energy Air		
				(904) 776-7799			(352) 376-2366			(904) 765-7964			(407) 886-3729		
Gilbane Team Member Responsible for Scope	Berat Akkaya			Reid Shore			Austin Schrack			Andy Rodgers			John Bartkovich		
E-mail Address	Bakkaya@gilbaneco.com			cshore@wwgmc.com			austin@ctmechanical.us			arodgers@grodgerspc.com					
Phone Number	(904)200-8204														
Bid Package 22A	**Plumbing**			$ 1,743,256			$ 1,113,700			$ 1,233,[illegible]00			$ 1,490,000		
				Y,N,G,OA,CA	Value ($)	Comments	Y,N,G,OA,CA	Value ($)	Comments	Y,N,G,OA,CA	Value ($)	Comments	Y,N,G,OA,CA	Value ($)	Comments
General Project Requirements		**Required**	**Confirmation (Y/N)**												
Trade Contractor will sign Gilbane's subcontract agreement without comment:		Yes	y							Y	Included		Y	Included	
Trade Contractor has accepted the terms of the Owner / Prime Agreement:		Yes	y							Y	Included		Y	Included	
Trade Contractor is prequalified in Gilbane's qualification system:		Yes	y							Y	Included		Y	Included	
Trade Contractor has accepted the following exhibits that are part of the Project Manual:		Yes	y							Y	Included		Y	Included	
BIM participation and Execution plan		Yes	y							Y	Included	BIMWorks, Hunter Alexander(GRP)	Y	Included	
Delegated Design		Yes	Not Required							N	-	Not required.	Y	Included	
Contract Documents		Yes	y							Y	Included		Y	Included	
General Requirements		Yes	y							Y	Included		Y	Included	
Project Manual		Yes	y							Y	Included		Y	Included	
Schedule		Yes	y							Y	Included		Y	Included	
Logistics		Yes	y							Y	Included		Y	Included	
Mockup		Yes	y							Y	Included	n/a	Y	Included	In-place mock ups
		Yes	y							Y	Included				
Bid per Plans and Specifications?	Any alternates need to be called out	Yes	y							Y	Included		Y	Included	
All Addendum Included:	Addendum #1	Yes	y							Y	Included		Y	Included	
All Taxes		Yes	y							Y	Included		Y	Included	
Community Impact and Engagement Status:	MWBE/MBE etc.	Yes										Verify	N	$ -	Not required, Gilbane Agrees
Trade Contractor Includes Bond and Insurance Costs Bonds and Insurance:		Yes	y							Y	Included		Y	Included	
General Liability Insurance	Higher coverage required if work requires crane mobilization	Yes	y							Y	Included		Y	Included	
Workers Comp Insurance		Yes	y							Y	Included		Y	Included	
Professional Liability	If work includes delegated design, include professional liability insurance	Yes	Not Required							N	-	Not required.	Y	Included	
Auto Liability		Yes	y							Y	Included		Y	Included	
		Yes													
		Yes													
Trade Specific Scope		**Required**	**Confirmation (Y/N)**												
Drawing or Specification # and Detail	**Description:**	**********	**********												
This Agreement shall include, but not be limited to:		Yes								Y	Included				
Specific Scope of Work		Yes								Y	Included				
Scope Item #1	**1.** Furnish and install all labor, material, equipment and supervision required to complete all Plumbing and related work as required by and in accordance with the Drawings, Specifications and all applicable Contract Documents.	Yes	Y							Y	Included	No water fill station or oil pit at wash...Provide add for fill station (see clarifications below).	y	Included	
Scope Item #2	**2.** This Trade Contractor shall include complete VDC/BIM Coordination in accordance with the BIM Standards and Specifications included in the Project Manual.	Yes	Y							G	$ 35,000	wash & maint.	y	Included	
Scope Item #3	**3.** Include Commissioning support for Owner provided Commissioning Agent including meetings, start-up/testing reports, and other documentation as required.	Yes	Y							Y	Included		y	Included	
Scope Item #4	**4.** Include all as-built drawings, attic stock, Owner training, O&M manuals, warranties, and all other closeout documentation associated with this trade package scope of	Yes	Y							Y	Included		y	Included	
Scope Item #5	**5.** Participate in Owner Direct Purchase tax saving program for material PO's $10,000 or greater.	Yes	Y							Y	Included		y	Included	
Scope Item #6	**6.** Comply with all LEED requirements and provide LEED documentation related to this trade package scope of work. Any absorptive materials must be stored on dunnage or palates off of the ground and protected from moisture.	Yes	Y							Y	Included		y	Included	
Scope Item #7	**7.** Coordinate and confirm acceptable hanger attachments and placement with the Structural Engineer.	Yes	Y							Y	Included		y	Included	
Scope Item #8	**8.** Furnish all dimensions and locations for all required equipment pads for this scope of work and a submittal showing pad locations and layout. The pads will be placed by the Concrete Trade Contractor.	Yes	Y							Y	Included		y	Included	
Scope Item #9	**9.** Furnish and install all caulking and sealants associated with this Work and between this Work and adjacent work and as required for your work to maintain smoke or weather tightness.	Yes	Y							Y	Included		y	Included	
Scope Item #10	**10.** This Trade Contractor shall Furnish and install all firestopping as required at all penetrations through rated walls, floors and ceilings in accordance with the	Yes	Y							Y	Included		y	Included	
Scope Item #11	11. Furnish and install a complete domestic cold and hot water system including but not limited to piping, fittings, hangers, valves, meters, gauges, pumps, plumbing fixtures, trim, water heaters, recirculation pumps, insulation, labeling, and tagging, etcetera as required by the plans and specifications. Make connection withing five feet outside the building.	Yes	Y							Y	Included		y	Included	
Scope Item #12	12. Furnish and install a complete sanitary sewer and vent system as required by the plans and specifications. Make connection withing five feet outside the building.	Yes	Y							Y	Included		y	Included	
Scope Item #13	13. Furnish and install a complete oil/water drainage system as required by the plans and specifications. Make connection withing five feet outside the building. Oil/water separator provided by the civil trade contractor.	Yes	Y							Y	Included		y	Included	
Scope Item #14	14. Include OW pit drain for the Cassis Wash (not shown on the drawings).	Yes	Not Required							N	n/a	not required - Refer to RFI #PB-24 - no drain, just piped to pit	N	$ -	Gilbane agrees, compliant with Pre-Bid RFI
Scope Item #15	15. Furnish and install a complete natural gas system as required by the plans and specifications. Make connection to the gas meter/regulator outside the building. Gas meter is provided by TECO Gas.	Yes	Y							Y	Included		Y	Included	
Scope Item #16	16. Furnish and install 2" Schedule 40 PVC pipe below slab for compressed air hose conduit.	Yes	Y							Y	Included		Y	Included	
Scope Item #17	17. Make gas connections to the infrared radiant heaters and Wash Equipment. Heaters and Wash Equipment are provided by others.	Yes	Y							Y	Included		Y	Included	
Scope Item #18	18. Make water connections to Owner furnished equipment including but not limited to ice maker and refrigerators. Pipe the ice maker condensate to grade.	Yes	Y							Y	Included		Y	Included	
Scope Item #19	19. Furnish and install 2" PVC vent connection to tanks and 2" vent up through roof. Coordinate with tank provider.	Yes	Y							Y	Included		Y	Included	
Scope Item #20	20. Furnish and install emergency shower & eye wash including strobe light, alarm, and thermostatic mixing valve. Coordinate power and LV to be provided by the electrical trade contractor.	Yes	Y							Y	Included		Y	Included	
Scope Item #21	21. Include all details shown on Plumbing Sheet 1P-501 and all fixtures and equipment shown in the Plumbing Schedules on Sheet 1P-601.	Yes	Y							Y	Included		Y	Included	
Scope Item #22	22. Include all pressure testing, and Bac-T testing.	Yes	Y							Y	Included		Y	Included	
Scope Item #23	23. This trade contractor is responsible for removal of excavation spoils from underground piping or coordination with Gilbane for spoils to be dispersed and graded on site.	Yes	Y							Y	Included		Y	Included	
Scope Item #24	24. Provide extension of equipment drains to floor drains as needed.	Yes	Y							Y	Included		Y	Included	
Scope Item #25	25. Provide insulation jackets for any exposed ADA sink piping.	Yes	Y							Y	Included		Y	Included	
Scope Item #26	26. Furnish all access panels required for this scope of work to be installed by the drywall trade contractor.	Yes	Y							Y	Included		Y	Included	
Scope Item #27	27. This trade contractor is responsible for any plumbing related core drilling and roof deck cutouts. Roof flashing will be provided by the roofing trade contractor.	Yes	Y							Y	Included		Y	Included	
Scope Item #28	28. Include all cleanout covers.	Yes	Y							Y	Included		Y	Included	
Scope Item #29	29. Include vacuum breakers for hose bibs, wall hydrants, and valves with threaded hose connections.	Yes	Y							Y	Included		Y	Included	
Scope Item #30	30. Furnish and install floor drains and trench drains. Coordinate with the concrete trade contractor during concrete pours to ensure placement is not disturbed during the	Yes	Y							Y	Included		Y	Included	

Selected Bidder

Gilbane

CoPC MOC Phae 1C Maintenance and Wash Buildings

240 Peavy Grade, Palm Coast Florida, 32127

Trade Contractor Quote Date	7/30/26			WW Gay Mechanical			Energy Air		
				(904) 776-7799			(407) 781-1771		
Gilbane Team Member Responsible for Scope	Berat Akkaya			Reid Shore			Ann Baker		
E-mail Address	Bakkaya@gilbaneco.com			cshore@wwgmc.com			abaker@energyair.com		
Phone Number	(904)200-8204								
Bid Package 23A	**HVAC**			$ 1,890,396			$ 1,190,000		
				Y,N,G,OA,CA	**Value ($)**	**Comments**	**Y,N,G,OA,CA**	**Value ($)**	**Comments**
General Project Requirements		**Required**	**Confirmation (Y/N)**						
Trade Contractor will sign Gilbane's subcontract agreement without comment:		Yes					Y	Included	
Trade Contractor has accepted the terms of the Owner / Prime Agreement:		Yes					Y	Included	
Trade Contractor is prequalified in Gilbane's qualification system:		Yes					Y	Included	
Trade Contractor has accepted the following exhibits that are part of the Project Manual:		Yes					Y	Included	
BIM participation and Execution plan		Yes					Y	Included	
Delegated Design		Yes					Y	Included	
Contract Documents		Yes					Y	Included	
General Requirements		Yes					Y	Included	
Project Manual		Yes					Y	Included	
Schedule		Yes					Y	Included	DX DOAS - 20-26 Weeks IRH -TBD Louvers 16-18 weeks
Logistics		Yes					Y	Included	
Mockup		Yes					Y	Included	In-place mock-ups
		Yes							
Bid per Plans and Specifications?	Any alternates need to be called out	Yes					Y	Included	7/6/2026
All Addendum Included:	Addendum #1	Yes					Y	Included	
All Taxes		Yes					Y	Included	
Community Impact and Engagement Status:	MWBE/MBE etc.	Yes					N	$ -	Not required
Trade Contractor Includes Bond and Insurance Costs Bonds and Insurance:		Yes					Y	Included	
General Liability Insurance	Higher coverage required if work requires crane mobilization	Yes					Y	Included	
Workers Comp Insurance		Yes					Y	Included	
Professional Liability	If work includes delegated design, include professional liability insurance	Yes					Y	Included	
Auto Liability		Yes					Y	Included	
		Yes							
		Yes							
Trade Specific Scope		**Required**	**Confirmation (Y/N)**						
Drawing or Specification # and Detail	**Description:**	----------	----------						
This Agreement shall include, but not be limited to:		Yes							
Specific Scope of Work		Yes							
Scope Item #1	**1.** Furnish and install all labor, material, equipment and supervision required to complete all HVAC and related work as required by and in accordance with the Drawings, Specifications and all applicable Contract Documents.	Yes					Y	Included	
Scope Item #2	**2.** This Trade Contractor shall include complete VDC/BIM Coordination in accordance with the BIM Standards and Specifications included in the Project Manual.	Yes		Y	Included	Add comment if needed	Y	Included	
Scope Item #3	**3.** Include Commissioning support for Owner provided Commissioning Agent including meetings, start-up/testing reports, and other documentation as required.	Yes		N	$ -	Sub Provided $15k add for this scope	Y	Included	
Scope Item #4	**4.** Include all as-built drawings, attic stock, Owner training, O&M manuals, warranties, and all other closeout documentation associated with this trade package scope of work.	Yes		G	$ -	lot Included by sub - pulled form estimate colum	Y	Included	
Scope Item #5	**5.** Participate in Owner Direct Purchase tax saving program for material PO's $10,000 or greater.	Yes					Y	Included	
Scope Item #6	**6.** This Trade Contractor shall take note of the building access and make provisions to ensure that your equipment will fit through any of the building's finished restrictions. Review layout and confirm desired route during the submittal phase. Advise Gilbane of where provisions need to be taken for specific items and confirm schedule of delivery.	Yes					Y	Included	
Scope Item #7	**7.** Furnish and install all curbs and/or blocking/framing required for equipment to be purchased or installed in this scope of work. Coordinate locations with the roofing contractor. Coordinate location and electrical requirements (if any) with the electrical contractor.	Yes					Y	Included	
Scope Item #8	**8.** Furnish and install all stands, supports, labeling, curbs, fastening, hurricane bracing, and hoisting necessary.	Yes					Y	Included	
Scope Item #9	**9.** Include all required Florida Product Approval/NOA documentation for equipment, louvers, curbs, etc. to comply with the Authority having Jurisdiction. Refer to the Structural drawings indicating wind Category 4 at 160 mph.	Yes					Y	Included	
Scope Item #10	**10.** Coordinate and layout of the locations and sizes of required framed openings with other trades. Coordinate the installation of all MEP sleeves with other Trade Contractors. Each Trade Contractor who creates an opening in a slab is responsible for covering the opening in a safe manner in accordance with the Gilbane Safety Plan.	Yes					Y	Included	
Scope Item #11	**11.** Furnish all dimensions and locations for all required equipment pads for this scope of work and a submittal showing pad locations and layout. The pads will be placed by the Concrete Trade Contractor.	Yes					Y	Included	
Scope Item #12	**12.** Coordinate and confirm acceptable hanger attachments and placement with the Structural Engineer.	Yes					Y	Included	
Scope Item #13	**13.** This Trade Contractor shall furnish all blocking (wood or other) backing, supports and attachments as needed to the steel structure for the HVAC Work. Include primer and touch-up.	Yes					Y	Included	
Scope Item #14	**14.** Furnish and install all required sound and vibration isolation, equipment supports, including all inertia concrete bases, isolators and restraints.	Yes					Y	Included	

CoPC MOC Phae 1C Maintenance and Wash Buildings

240 Peavy Grade, Palm Coast Florida, 32127

Trade Contractor Quote Date	7/30/26			WW Gay Mechanical			Energy Air		
				(904) 776-7799			(407) 781-1771		
Gilbane Team Member Responsible for Scope	Berat Akkaya			Reid Shore			Ann Baker		
E-mail Address	Bakkaya@gilbaneco.com			cshore@wwgmc.com			abaker@energyair.com		
Phone Number	(904)200-8204								
Bid Package 23A	**HVAC**			$ 1,890,396			$ 1,190,000		
Scope Item #15	**15.** Furnish and install all ductwork constructed and insulated per the Contract Documents.	Yes					Y	Included	
Scope Item #16	**16.** Furnish and install all grilles, registers, diffusers, louvers, and required duct accessories.	Yes					Y	Included	
Scope Item #17	**17.** Furnish and install all duct and pipe insulation as specified. No insulation is to be installed until the duct, or piping has been completely tested according to specifications.	Yes					Y	Included	
Scope Item #18	**18.** Furnish and install all instrumentation and controls equipment/devices.	Yes					Y	Included	
Scope Item #19	**19.** Clean all exposed duct work (scheduled to be painted) free of stickers, labels, markings and oils) prior to installation.	Yes					Y	Included	
Scope Item #20	**20.** Comply with all LEED requirements and provide LEED documentation related to this trade package scope of work. Cover all stored duct prior to installation and cover open ends of installed duct through construction. Furnish and install all required protection/sealing of ductwork during construction to ensure ducts installed remain clean and free from contamination. Any absorptive materials must be stored on dunnage or palates off of the ground and protected from moisture.	Yes					Y	Included	
Scope Item #21	**21.** Install all duct heat and smoke detectors furnished by others (Electrical / Fire Alarm Trade Contractor). This Trade Contractor shall Furnish and install control wiring for fan shut down.	Yes					Y	Included	
Scope Item #22	**22.** Trade Contractor shall coordinate the locations of all thermostats and other control devices with architectural drawings.	Yes					Y	Included	
Scope Item #23	**23.** Trade Contractor shall coordinate and furnish, if necessary, any auxiliary contacts required for their systems to operate in conjunction with equipment furnished by others.	Yes					Y	Included	
Scope Item #24	**24.** Furnish and install all caulking and sealants associated with this Work and between this Work and adjacent work and as required for your work to maintain weather tightness.	Yes					Y	Included	
Scope Item #25	**25.** This Trade Contractor shall Furnish and install all firestopping as required at all penetrations through rated walls, floors and ceilings in accordance with the Specifications.	Yes					Y	Included	
Scope Item #26	**26.** Furnish and install all louvers as noted in the Specification and as shown on the Drawings. Include any sheet metal and/or insulated blank offs as required to close off any unused portion of the louvers.	Yes					Y	Included	
Scope Item #27	**27.** Furnish and install a complete DDC controls system integrated with the Owners BMS system.	Yes					Y	Included	JCI
Scope Item #28	**28.** Provide all test and balance reports associated with the final mechanical system per the Contract Documents. Furnish and install all balancing dampers as required to achieve the required balancing whether shown on the drawings or not.	Yes					Y	Included	TBD - Air Balance Unlimited possibly
Scope Item #29	**29.** Furnish and install all fire dampers. Coordinate with the drywaller for opening locations and sizes. Coordinate with the electrician and motorized damper electrical requirements.	Yes							
Scope Item #30	30. Furnish and install and maintain construction filters at all air handling equipment specified to receive filters in this scope. Replace construction filters with balancing filters during balancing operations. Replace balancing filters with new filters immediately prior to occupancy and provide attic stock as specified.	Yes							
Additional Scope Clarifications									
Clarification #1	Adder for BIM Lead	Yes					Y	$ -	Included under Plumbing
Clarification #2	B vent included at pressure wash boosters at wash building for 12" VTR's	Yes					Y	Included	
Clarification #3	3-Ton split unit at Wash Building	Yes		G	$ 15,000		N	$ 15,000	
		Yes							
Allowances		**Required**	**Confirmation (Y/N)**						
Owner Allowance	**Description:**	----------	----------						
The following Owner allowances are included in the amount of this Subcontract. Trade Contractor shall not proceed with any work associated with these allowances without prior written direction from an Authorized Representative of Contractor. The stated allowance amount excludes all related costs, taxes, overhead, profit, bond premiums, and insurance, as these mark-ups are included within Trade Contractor's total Subcontract amount.		Yes							
		Yes							
		Yes							
		Yes							
		Yes							
		Yes							
		Yes							
		Yes							
Allocations		**Required**	**Confirmation (Y/N)**						
Contractor / Trade Allocation	**Description:**	Yes							
The following Contractor allocations are included in the amount of this Subcontract. Trade Contractor shall not proceed with any work associated with these allocations without prior written direction from an Authorized Representative of Contractor. The stated allocation amount excludes all related costs, taxes, overhead, profit, bond premiums, and insurance, as these mark-ups are included within Trade Contractor's total Subcontract amount.		Yes							
		Yes							
		Yes							

CoPC MOC Phae 1C Maintenance and Wash Buildings

240 Peavy Grade, Palm Coast Florida, 32127

Trade Contractor Quote Date	7/30/26			WW Gay Mechanical			Energy Air		
				(904) 776-7799			(407) 781-1771		
Gilbane Team Member Responsible for Scope	Berat Akkaya			Reid Shore			Ann Baker		
E-mail Address	Bakkaya@gilbaneco.com			cshore@wwgmc.com			abaker@energyair.com		
Phone Number	(904)200-8204								
Bid Package 23A	**HVAC**			$ 1,890,396			$ 1,190,000		
		Yes							
		Yes							
		Yes							
		Yes							
		Yes							
		Yes							
		Yes							
		Yes							
Exclusion / Coordination		**Required**	**Confirmation (Y/N)**						
Drawing or Specification # and Detail	**Description**	----------	----------						
		No	With Division?						
		No	Not Required						
	Base Bid Subtotal			$ 1,890,396			$ 1,190,000		
	Trade Contractor Plugs			$ -			$ 15,000		
	GILBANE Qualified Plugs Total			$ 15,000			$ -		
	Owner Allowances			$ -			$ -		
	Contractor Allocations			$ -			$ -		
	Reconciled Bid Amount			**$ 1,905,396**			**$ 1,205,000**		

Company _____

Name _____

Title _____

Signature _____

Date _____

Selected Bidder

Gilbane

CoPC MOC Phae 1C Maintenance and Wash Buildings

240 Peavy Grade, Palm Coast Florida, 32127

Trade Contractor Quote Date	7/30/26			Miller Electric			SAE		
				386-804-2152			(904) 808-3136		
Gilbane Team Member Responsible for Scope	Berat Akkaya			Jason Morgan			Cole Jowers		
E-mail Address	Bakkaya@gilbaneco.com			jason.morgan@gileselectriccompany.com			cjowers@southern-atlantic.com		
Phone Number	(904)200-8204			$ 4,115,000			$ 4,188,080		
Bid Package 26A	**Electrical**								
				Y,N,G,OA,CA	Value ($)	Comments	Y,N,G,OA,CA	Value ($)	Comments
General Project Requirements		**Required**	**Confirmation (Y/N)**						
Trade Contractor will sign Gilbane's subcontract agreement without comment:		Yes		Y	Included		Y	Included	
Trade Contractor has accepted the terms of the Owner / Prime Agreement:		Yes		Y	Included		Y	Included	
Trade Contractor is prequalified in Gilbane's qualification system:		Yes		Y	Included		Y	Included	
Trade Contractor has accepted the following exhibits that are part of the Project Manual:		Yes		Y	Included		Y	Included	
BIM participation and Execution plan		Yes		Y	Included		N	$ -	BIM professional is not included but SAE Staff would join BIM meetings for input
Delegated Design		Yes		Y	Included		N	$ -	Nothing that requires structural third party review
Contract Documents		Yes		Y	Included		Y	Included	
General Requirements		Yes		Y	Included		Y	Included	
Project Manual		Yes		Y	Included		Y	Included	
Schedule		Yes		Y	Included	MSB - 40 Weeks, 750kW Generator 28 Weeks	Y	Included	
Logistics		Yes		Y	Included		Y	Included	
Mockup		Yes		Y	Included	In-place mock-ups if required	Y	Included	In-place Mock-ups only
		Yes							
Bid per Plans and Specifications?	Any alternates need to be called out	Yes		Y	Included		Y	Included	
All Addendum Included:	Addendum #1	Yes		Y	Included		Y	Included	
All Taxes		Yes		Y	Included		Y	Included	
Community Impact and Engagement Status:	MWBE/MBE etc.	Yes		N			N	$ -	SAE is not MWBE but 2nd tiers can be
Trade Contractor Includes Bond and Insurance Costs Bonds and Insurance:		Yes		Y	Included		Y	Included	
General Liability Insurance	Higher coverage required if work requires crane mobilization	Yes		Y	Included		Y	Included	
Workers Comp Insurance		Yes		Y	Included		Y	Included	
Professional Liability	If work includes delegated design, include professional liability insurance	Yes		Y	Included		Y	Included	
Auto Liability		Yes		Y	Included		Y	Included	
		Yes							
		Yes							
Trade Specific Scope		**Required**	**Confirmation (Y/N)**						
Drawing or Specification # and Detail	**Description:**	----------	----------						
This Agreement shall include, but not be limited to:		Yes							
Specific Scope of Work		Yes							
Scope Item #1	**1.** Furnish and install all labor, material, equipment and supervision required to complete all Plumbing and related work as required by and in accordance with the Drawings, Specifications and all applicable Contract Documents.	Yes		Y	Included		Y	Included	
Scope Item #2	**2.** This Trade Contractor shall include complete VDC/BIM Coordination in accordance with the BIM Standards and Specifications included in the Project Manual.	Yes		Y	Included		N	$ -	Will join BIM meetings but not participating in 3D model
Scope Item #3	**3.** Include Commissioning support for Owner provided Commissioning Agent including meetings, start-up/testing reports, and other documentation as required.	Yes		Y	Included		Y	Included	
Scope Item #4	**4.** Include all as-built drawings, attic stock, Owner training, O&M manuals, warranties, and all other closeout documentation associated with this trade package scope of work.	Yes		Y	Included		Y	Included	
Scope Item #5	**5.** Participate in Owner Direct Purchase tax saving program for material PO's $10,000 or greater.	Yes		Y	Included		Y	Included	
Scope Item #6	**6.** Comply with all LEED requirements and provide LEED documentation related to this trade package scope of work. Any absorptive materials must be stored on dunnage or palates off of the ground and protected from moisture.	Yes		Y	Included		Y	Included	
Scope Item #7	7. Include all required Florida Product Approval/NOA documentation as required to comply with the Authority having Jurisdiction. Refer to the Structural drawings indicating wind Category 4 at 160 mph.	Yes		Y	Included		Y	Included	
Scope Item #8	8. Furnish all dimensions and locations for all required equipment pads for this scope of work and a submittal showing pad locations and layout. The pads will be placed by the Concrete Trade	Yes		Y	Included		Y	Included	
Scope Item #9	9. Coordinate and confirm acceptable hanger attachments and placement with the Structural Engineer.	Yes		Y	Included		Y	Included	
Scope Item #10	10. Furnish and install all caulking and sealants associated with this Work and between this Work and adjacent work and as required for your work to maintain smoke or weather tightness.	Yes		Y	Included		Y	Included	
Scope Item #11	11. This Trade Contractor shall Furnish and install all firestopping as required at all penetrations through rated walls, floors and ceilings in accordance with the Specifications.	Yes		Y	Included		Y	Included	
Scope Item #12	12. Complete power, lighting, and controls systems in accordance with the plans and specifications.	Yes		Y	Included		Y	Included	
Scope Item #13	13. Temporary power and lighting during construction.	Yes		Y	Included		Y	Included	
Scope Item #14	14. Provide embedded electrical and LV items and layout coordination for items to be cast into tilt panels.	Yes		Y	Included		Y	Included	
Scope Item #15	15. Color coded conduit and wiring as specified.	Yes		Y	Included		Y	Included	
Scope Item #16	16. Include equipment and device labeling.	Yes		Y	Included		Y	Included	
Scope Item #17	17. Provide fire rated plywood on MDF room walls as shown on the drawings.	Yes		Y	Included		Y	Included	
Scope Item #18	18. Underground Site conduits are provided by others. Site light poles are provided by others. Primary power Transformers and meters are provided by FPL. Connect all conduits and pull strings for Site electrical, lighting, and LV systems. Make connections within five feet outside the buildings. Refer to the Site Electrical and Site Telecommunications drawings. Also furnish and install all Site electrical and LV above ground equipment and wiring with the exception of the light poles. (See Add Alternate for future EV charging stations).	Yes		Y	Included		Y	Included	
Scope Item #19	19. Equipment and light fixtures are to be bid as specified. Only substitutions that are submitted and approved prior to awarding the trade contract will be accepted.	Yes		Y	Included		Y	Included	

CoPC MOC Phae 1C Maintenance and Wash Buildings

240 Peavy Grade, Palm Coast Florida, 32127

Trade Contractor Quote Date	7/30/26			Miller Electric			SAE		
				386-804-2152			(904) 808-3136		
Gilbane Team Member Responsible for Scope	Berat Akkaya			Jason Morgan			Cole Jowers		
E-mail Address	Bakkaya@gilbaneco.com			jason.morgan@gileselectriccompany.com			cjowers@southern-atlantic.com		
Phone Number	(904)200-8204								
Bid Package 26A	**Electrical**			$ 4,115,000			$ 4,188,080		
Scope Item #20	20. Make electrical and low voltage connections to all mechanical equipment, maintenance equipment, disconnects, motors, VFDs, and Owner furnished equipment and appliances. Reference the architectural, mechanical, plumbing, fire suppression, and equipment drawings to ensure all devices and equipment are included.	Yes		Y	Included		Y	Included	
Scope Item #21	21. Verify door swings prior to roughing in switches.	Yes		Y	Included		Y	Included	
Scope Item #22	22. Provide spare empty conduits with pull strings as indicated.	Yes		Y	Included		Y	Included	
Scope Item #23	23. This trade contractor is responsible for any electrical or LV related core drilling and roof deck cutouts. Roof flashing will be provided by the roofing trade contractor.	Yes		Y	Included		Y	Included	
Scope Item #24	24. This trade contractor is responsible for removal of excavation spoils from underground conduit or coordination with Gilbane for spoils to be dispersed and graded on site.	Yes		Y	Included		Y	Included	
Scope Item #25	25. Furnish and install complete generator and ATS system. Coordinate the layout of the generator pad with the concrete trade contractor that will forma and place the concrete.	Yes		Y	Included		N	$ -	Pre-bid RFI clarifying Lift Station and Maintenance Building Generator operation (Added ATS) will need to be included.
Scope Item #26	26. Provide power for an irrigation controller.	Yes		Y	Included		Y		
Scope Item #27	27. Provide power for photovoltaic equipment. Provide empty raceways with pull strings for the photovoltaic system. The photovoltaic panels and equipment will be provided by others.	Yes		Y	Included		N	$ -	
Scope Item #28	28. Design, furnish and install complete Fire Alarm systems in accordance with the plans and specifications. Adhere to and obtain all permits, licenses, and all state and local government requirements. Include Professional Liability Insurance. Include complete battery calculations, voltage drop calculations, product data, and shop drawing submittals. Include connecting interlock modules for equipment to be shut down during an alarm. Provide duct smoke detectors to be installed by the HVAC trade contractor. Tie in tamper, flow switches, fire pump equipment, PIV, and Knox box to the fire alarm system.	Yes		Y	Included	DynaFire	Y		
Scope Item #29	29. Provide the Knox Box and coordinate with the local Fire Marshal or AHJ.	Yes		Y	Included		Y		
Scope Item #30	30. Furnish and install complete lighting protection system for both buildings.	Yes		Y	Included		Y		
Scope Item #31	31. Furnish and install complete telecommunications, and electronic security systems in accordance with the plans and specifications. Comply with the City of Palm Coast's IT Construction Requirements that is included as Appendix A in the project Specifications. All installed cables will be certified by an approved cable analyzer, and test results shall be provided. Include cable tray/ladder rack, equipment racks, wiring, and telecommunications equipment.	Yes		Y	Included	By Miller	y		
Scope Item #32	32. Furnish and install complete Access Control system. Electrified door hardware will be provided by the door trade contractor; however, all other access control devices, equipment, wiring and connections are to be provided by this trade contractor.	Yes		Y	Included		y		
Scope Item #33	33. Provide complete security camera and CCTV system including all devices, equipment, and wiring.	Yes		Y	Included		N		Confirm you are providing Cameras as well as the install
Scope Item #34	34. The City of Palm Coast will provide the fiber optic service to the building. Coordinate with City IT for integration of all new systems with the City's existing IT systems.	Yes		Y	Included		y		
Additional Scope Clarifications									
Clarification #1	BDA Survey	Yes		N	$ (80,500)	Survey is included at $2000, BDA Allowance is removed	N		
Clarification #2	PV Infrastructure Owner Allowance	Yes		N	$ -		N		
Clarification #3	Generator Changes	Yes		N	$ 258,400	Giles to add. Quantify network switches and number of ports.	G	$ 380,000	
Clarification #4	Exterior cameras on poles per Site Drawings	Yes		Y	$ -	(2) security cameras installed on existing poles	N		
Clarification #5	Permit Fees	Yes		N	$ -	Gilbane agrees	N		
Clarification #6	Running wire to existing light poles around maintenance building and wash building	Yes		Y	Included		N		
Clarification #7	Light Pole per Note 4 on C.11.1 at the lift station	Yes		N	$ 3,000		G	$ 3,000	
Clarification #8	Wire to Future EV Chargers per key notes 15. 16 and 17	Yes		Y	Included		N		
Clarification #9	EV Charger make and model for (3) chargers in front of maintenance building	Yes		N	$ (10,000)		N		
Clarification #10	Installation of VFD's supplied by others	Yes		Y	Included		N		
Clarification #11	Pre-Bid RFI's included	Yes		Y	Included		N		
Clarification #12	OA PV Infrastructure Allowance	Yes		CA	$ 40,000	OA - PV Infrastructure Allowance	CA	$ 40,000	OA - PV Infrastructure Allowance
Clarification #13	(1) additional card reader for door added to tire shop	Yes		N	$ 3,900		G	$ 3,900	
Clarification #14	(4) Additional 3-Phase 240V 30A Outlets for Lifts at Heavy Duty Side	Yes		N	$ 11,000		G	$ 11,000	
Clarification #15	Power/Disconnect for Added Mini-Split at Wash Building	Yes		N	$ 2,100		G	$ 2,100	
Clarification #16	Conduit Schedule Changes per Pre-Bid RFI #31	Yes		N	$ 56,600		G	$ 56,600	
Clarification #17	Line Voltage Thermostats for SF and EF at Wash Building	Yes		N	$ 1,900		G	$ 1,900	
		Yes							
Allowances		**Required**	**Confirmation (Y/N)**						
Owner Allowance	**Description:**	----------	----------						
The following Owner allowances are included in the amount of this Subcontract. Trade Contractor shall not proceed with any work associated with these allowances without prior written direction from an Authorized Representative of Contractor. The stated allowance amount excludes all related costs, taxes, overhead, profit, bond premiums, and insurance, as these mark-ups are included within Trade Contractor's total Subcontract amount.		Yes							
		Yes							
		Yes							
		Yes							
		Yes							
Allocations		**Required**	**Confirmation (Y/N)**						
Contractor / Trade Allocation	**Description:**	Yes							

Selected Bidder

CoPC MOC Phae 1C Maintenance and Wash Buildings

240 Peavy Grade, Palm Coast Florida, 32127

Trade Contractor Quote Date	7/30/26			Ruppert Landscaping			VerdeGo			RJ Landscaping		
Gilbane Team Member Responsible for Scope	Berat Akkaya			(561) 267-0648			(386) 225-6927			Liz Lievano		
E-mail Address	Bakkaya@gilbaneco.com			Patrick Hayes			Ryan Seifert					
Phone Number	(904)200-8204			phayes@ruppertcompanies.com			rseifert@verdego.com			ffice@rjlandscapecontractors.com		
Bid Package 32B	**Landscaping**			$ 313,631			$ 222,691					
				Y,N,G,OA,CA	Value ($)	Comments	Y,N,G,OA,CA	Value ($)	Comments	Y,N,G,OA,CA	Value ($)	Comments
General Project Requirements		**Required**	**Confirmation (Y/N)**							Significant EMR Concern		
Trade Contractor will sign Gilbane's subcontract agreement without comment:		Yes					Y	Included				
Trade Contractor has accepted the terms of the Owner / Prime Agreement:		Yes					Y	Included				
Trade Contractor is prequalified in Gilbane's qualification system:		Yes					Y	Included				
Trade Contractor has accepted the following exhibits that are part of the Project Manual:		Yes					Y	Included				
BIM participation and Execution plan		Yes					N	$ -	Gilbane agrees			
Delegated Design		Yes					Y	Included	Irrigation is delegated design.			
Contract Documents		Yes					Y	Included				
General Requirements		Yes					Y	Included				
Project Manual		Yes					Y	Included				
Schedule		Yes					Y	Included	No escalation carried on			
Logistics		Yes					Y	Included				
Mockup		Yes					N	$ -				
		Yes										
Bid per Plans and Specifications?	Any alternates need to be called out	Yes					Y	Included				
All Addendum Included:	Addendum #1	Yes					Y	Included				
All Taxes		Yes					Y	Included				
Community Impact and Engagement Status:	MWBE/MBE etc.	Yes					N	$ -				
Trade Contractor Includes Bond and Insurance Costs Bonds and Insurance:		Yes					Y	Included				
General Liability Insurance	Higher coverage required if work requires crane mobilization	Yes					Y	Included				
Workers Comp Insurance		Yes					Y	Included				
Professional Liability	If work includes delegated design, include professional liability insurance	Yes					Y	Included				
Auto Liability		Yes					Y	Included				
		Yes										
		Yes										
Trade Specific Scope		**Required**	**Confirmation (Y/N)**									
Drawing or Specification # and Detail	**Description:**	----------	----------									
This Agreement shall include, but not be limited to:		Yes										
Specific Scope of Work		Yes										
Scope Item #1	1. This trade contractor shall furnish and install all landscaping to included but not limited to plants, trees, top soil, seed/sod/turf, bushes, mulch, etc. in accordance with the contract documents	Yes					Y	Included				
Scope Item #2	2. This Trade Contractor shall read thru all applications specifications to include the landscape specs (in both Design Project Manual as well as on IR101, L-001, L-501 and project specifications under Division 32) order to provide all necessary items for a complete package.	Yes		Y	Included	Add comment if needed	Y	Included				
Scope Item #3	3. This Trade contractor shall sod, seed or mulch all required areas to included disturbed areas.	Yes		N	$ -	Sub Provided $15k add for this scope	Y	Included				
Scope Item #4	4. All mowing and maintenance until substantial completion shall be provided by this Trade contractor. All associated weed control, maintenance, fertilizer, pest control, etc. required to obtain a stand of grass by occupancy of the school shall be provided by Subcontractor.	Yes		G	$ -	Not Included by sub - pulled form estimate column	Y	Included				
Scope Item #5	5. This Trade Contractor shall be responsible for maintaining and adjusting all guying and bracing as needed through the warranty period and shall remove all guying/bracing at the end of the one-year warranty.	Yes					Y	Included				
Scope Item #6	6. This Trade Contractor shall furnish and install all irrigation as required by the contract documents. This work shall include but not limited to water meters, back flow preventers, flow meter, gauges, controllers, pedestals, booster pumps and/or any other equipment required.	Yes					N	$ -	Meter by CoPC			
Scope Item #7	7. The Trade Contractor shall verify available water supply for minimum flow and pressure prior to construction.	Yes					y	Included				
Scope Item #8	8. All bedding material to be provided by Subcontractor.	Yes					y	Included				
Scope Item #9	9. If not clearly noted, SUBCONTRACTOR shall clarify spacing of each plant material within planting beds included in the base bid and provide alternates for more densely spaced plantings for analysis.	Yes					y	Included				
Scope Item #10	10. Soil testing and soil amendments as required.	Yes					y	Included	Testing included - soil import/amendment not.			
Scope Item #11	11. Irrigation meters and taps shall be provided by Sitework Trade Contractor, connection to and complete irrigation system, including BFP device by this Trade Contractor.	Yes										
Scope Item #12	12. If a Booster pump for irrigation system is required after the flow test, this shall be provided by this Trade Contractor.	Yes										
Scope Item #13	13. Include design fees for the irrigation system.	Yes										
Scope Item #14	14. Provide irrigation sleeves as indicated on IR101 and IR102.	Yes										
Scope Item #15	15. All sleeves for irrigation system shall be installed, as-built, and uncovered by this Trade Contractor.	Yes										
Scope Item #16	16. Sitework Trade Contractor shall provide the site to within +-10th of 1 foot of final grade prior to irrigation installation. This Trade Contractor shall provide fine grading from completion of irrigation system to final acceptance.	Yes										
Scope Item #17	17. All sod shall be in good condition and in complete pieces (not parts or clumps). All sod shall be rolled by this Trade Contractor after installation.	Yes										
Scope Item #18	18. This Trade Contractor shall include all irrigation signage.	Yes										
Scope Item #19	19. This Trade Contractor is required to provide a 60-day landscape maintenance period including weeding, mowing, re-mulching and watering from final acceptance has been provided in writing by the owner.	Yes					N	$ 5,645				
Additional Scope Clarifications												
Clarification #1	Soil Amendment per Scope #10	Yes					N	$ 13,680				
Clarification #2	2.5" Caliper ILO 3.5"	Yes					Y	$ -	Including 3.5" caliper per plans			
Clarification #3	Remove existing planting/bahia around stabilized slopes of ponds prior to installation of St. Augustine	Yes					N	$ 5,624				
Clarification #4	Separate irrigation controller and system for Phase 1C installed by Wash Building	Yes					N	$ -	O.K - 1 system is acceptable			
		Yes										
		Yes										
		Yes										
		Yes										
		Yes										
		Yes										
		Yes										
		Yes										
		Yes										
		Yes										
		Yes										
Allowances		**Required**	**Confirmation (Y/N)**									
Owner Allowance	**Description:**	----------	----------									

CoPC MOC Phae 1C Maintenance and Wash Buildings

240 Peavy Grade, Palm Coast Florida, 32127

Trade Contractor Quote Date	7/30/26				
		Ruppert Landscaping	VerdeGo	RJ Landscaping
		(561) 267-0648	(386) 225-6927	
Gilbane Team Member Responsible for Scope	Berat Akkaya	Patrick Hayes	Ryan Seifert	Liz Lievano
E-mail Address	Bakkaya@gilbaneco.com	phayes@ruppertcompanies.com	rseifert@verdego.com	office@rjlandscapecontractors.com
Phone Number	(904)200-8204			
Bid Package 32B	**Landscaping**	$ 313,631	$ 222,691	

The following Owner allowances are included in the amount of this Subcontract. Trade Contractor shall not proceed with any work associated with these allowances without prior written direction from an Authorized Representative of Contractor. The stated allowance amount excludes all related costs, taxes, overhead, profit, bond premiums, and insurance, as these mark-ups are included within Trade Contractor's total Subcontract amount.		Yes									
		Yes									
		Yes		OA							
		Yes									
		Yes									
		Yes									
		Yes									
		Yes									
Allocations		**Required**	**Confirmation (Y/N)**								
Contractor / Trade Allocation	**Description:**	**Yes**									
The following Contractor allocations are included in the amount of this Subcontract. Trade Contractor shall not proceed with any work associated with these allocations without prior written direction from an Authorized Representative of Contractor. The stated allocation amount excludes all related costs, taxes, overhead, profit, bond premiums, and insurance, as these mark-ups are included within Trade Contractor's total Subcontract amount.		Yes									
		Yes									
		Yes		CA							
		Yes									
		Yes									
		Yes									
		Yes									
		Yes									
		Yes									
		Yes									
		Yes									
Exclusion / Coordination		**Required**	**Confirmation (Y/N)**								
Drawing or Specification # and Detail	**Description**	----------	----------								
		No	With Division?								
		No	Not Required								

Base Bid Subtotal	$ 313,631	$ 222,691	$ -
Trade Contractor Plugs	$ -	$ 24,949	$ -
GILBANE Qualified Plugs Total	$ -	$ -	$ -
Owner Allowances	$ -	$ -	$ -
Contractor Allocations	$ -	$ -	$ -
Reconciled Bid Amount	$ 313,631	$ 247,640	$ -

Company _____

Name _____

Title _____

Signature _____

Date _____

Selected Bidder

Gilbane

CoPC MOC Phae 1C Maintenance and Wash Buildings

240 Peavy Grade, Palm Coast Florida, 32127

Trade Contractor Quote Date	7/30/26												
				Armstrong Fence			Smith Fence Co.			PSG			
Gilbane Team Member Responsible for Scope	Berat Akkaya									(386) 532-2100			
				Don Miller			Jamie Allen			Ovi Morales			
E-mail Address	Bakkaya@gilbaneco.com			dmiller@armstrong-fence.com			jallen@smithfence.com			ryan@sterlingenterprisesllc.com			
Phone Number	(904)200-8204												
Bid Package 32C	**Fence & Gates**			$ 119,001			$ 157,427			$ 148,694			
				Y,N,G,OA,CA	Value ($)	Comments	Y,N,G,OA,CA	Value ($)	Comments	Y,N,G,OA,CA	Value ($)	Comments
General Project Requirements		Required	Confirmation (Y/N)									
Trade Contractor will sign Gilbane's subcontract agreement without comment:		Yes		Y	Included	INC scope				Y	Included	
Trade Contractor has accepted the terms of the Owner / Prime Agreement:		Yes		Y	Included					Y	Included	
Trade Contractor is prequalified in Gilbane's qualification system:		Yes		Y	Included					Y	Included	
Trade Contractor has accepted the following exhibits that are part of the Project Manual:		Yes		Y	Included					Y	Included	
BIM participation and Execution plan		Yes		N						N	$ -	Not required
Delegated Design		Yes		Y	Included					Y	Included	
Contract Documents		Yes		Y	Included					Y	Included	
General Requirements		Yes		Y	Included					Y	Included	
Project Manual		Yes		Y						Y	Included	
Schedule		Yes		Y	Included					Y	Included	
Logistics		Yes		Y	Included					Y	Included	
Mockup		Yes		Y	Included					Y	Included	
		Yes										
Bid per Plans and Specifications?	Any alternates need to be called out	Yes		Y	Included					Y	Included	
All Addendum Included:	Addendum #1	Yes		Y	Included					Y	Included	
All Taxes		Yes		Y	Included					Y	Included	
Community Impact and Engagement Status:	MWBE/MBE etc.	Yes		Y	Included					Y	Included	
Trade Contractor Includes Bond and Insurance Costs Bonds and Insurance:		Yes		Y	Included					Y	Included	
General Liability Insurance	Higher coverage required if work requires crane mobilization	Yes		Y	Included					Y	Included	
Workers Comp Insurance		Yes		Y	Included					Y	Included	
Professional Liability	If work includes delegated design, include professional liability insurance	Yes		Y	Included					Y	Included	
Auto Liability		Yes		Y	Included					Y	Included	
		Yes										
		Yes										
Trade Specific Scope		Required	Confirmation (Y/N)									
Drawing or Specification # and Detail	**Description:**	----------	----------									
This Agreement shall include, but not be limited to:		Yes										
Specific Scope of Work		Yes										
Scope Item #1	1. This Trade Contractor shall furnish all material, labor, tools, supervision, temporary and miscellaneous items necessary to completely install all fencing and gates in accordance with the contract documents.	Yes	Y	Y	Included					Y	Included	
Scope Item #2	2. This Trade Contractor shall furnish and install all chain link fencing, fabric, barbed wire and accessories required in accordance with City of Palm Coast design guidelines, details provided in C8.0 and Specifications 323113. All fence and gates are black vinyl coated.	Yes	Y	Y						Y	Included	
Scope Item #3	3. Provide (1) manual drive gate at north side of property next to Lake where it calls out for "Gate".	Yes	Y	Y						Y	Included	
Scope Item #4	4. Lift station fencing per detail on C.11.1.	Yes	Y	Y						Y	Included	
Scope Item #5	5. All concrete foundations required for fencing as shown shall be provided by Trade Contractor.	Yes	Y	Y						Y	Included	
Scope Item #6	6. All surveying and layout required to complete this scope of work is to be included in the base contract.	Yes	N	G	$ 2,500					Y	$ -	Gilbane Agrees
Additional Scope Clarifications												
Clarification #1	Extend fence posts by 1'	Yes	N	N						N	$ -	
Clarification #2	Final location of fence along the perimeter TBD, behind curb or along the slope, no cost difference	Yes	Y	N						Y	Included	
Clarification #3	Cost to add 5' gate vinyl coated	Yes	N	N						N	$ -	900$/ea installed
Clarification #4	Cost Escalation if installed at the end of 2028	Yes	N	N						N	$ -	
Clarification #5	QTO Adjustment	Yes	N	N	$ 18,003					N	$ (9,617)	326 lf less
Clarification #6	Demo and Replace adjacent fence at WTP #3	Yes		G	$ 10,888					N	$ 10,888	
		Yes										
		Yes										
		Yes										
		Yes										
		Yes										
		Yes										
		Yes										
		Yes										
Allowances		Required	Confirmation (Y/N)									
Owner Allowance	**Description:**	----------	----------									
The following Owner allowances are included in the amount of this Subcontract. Trade Contractor shall not proceed with any work associated with these allowances without prior written direction from an Authorized Representative of Contractor. The stated allowance amount excludes all related costs, taxes, overhead, profit, bond premiums, and insurance, as these mark-ups are included within Trade Contractor's total Subcontract amount.		Yes										
		Yes										
		Yes										
		Yes										
		Yes										
		Yes										
		Yes										
		Yes										
		Yes										
Allocations		Required	Confirmation (Y/N)									
Contractor / Trade Allocation	**Description:**	Yes										
The following Contractor allocations are included in the amount of this Subcontract. Trade Contractor shall not proceed with any work associated with these allocations without prior written direction from an Authorized Representative of Contractor. The stated allocation amount excludes all related costs, taxes, overhead, profit, bond premiums, and insurance, as these mark-ups are included within Trade Contractor's total Subcontract amount.		Yes										

CoPC MOC Phae 1C Maintenance and Wash Buildings

240 Peavy Grade, Palm Coast Florida, 32127

				Armstrong Fence	Smith Fence Co.	PSG
Trade Contractor Quote Date	7/30/26					(386) 532-2100
Gilbane Team Member Responsible for Scope	Berat Akkaya			Don Miller	Jamie Allen	Ovi Morales
E-mail Address	Bakkaya@gilbaneco.com			dmiller@armstrong-fence.com	jallen@smithfence.com	ryan@sterlingenterprisesllc.com
Phone Number	(904)200-8204					
Bid Package 32C	**Fence & Gates**			$ 119,001	$ 157,417	$ 148,694
		Yes				
		Yes				
		Yes				
		Yes				
		Yes				
		Yes				
		Yes				
		Yes				
		Yes				
		Yes				
Exclusion / Coordination		**Required**	**Confirmation (Y/N)**			
Drawing or Specification # and Detail	**Description**	---------	---------			
		No	With Division?			
		No	Not Required			
	Base Bid Subtotal			$ 119,001	$ 157,417	$ 148,694
	Trade Contractor Plugs			$ 18,003	$ -	$ 1,271
	GILBANE Qualified Plugs Total			$ 13,388	$ -	$ -
	Owner Allowances			$ -	$ -	$ -
	Contractor Allocations			$ -	$ -	$ -
	Reconciled Bid Amount			**$ 150,392**	**$ 157,417**	**$ 149,965**

Company _____

Name _____

Title _____

Signature _____

Date _____

Selected Bidder

Gilbane

CoPC MOC Phae 1C Maintenance and Wash Buildings

240 Peavy Grade, Palm Coast Florida, 32127

Trade Contractor Quote Date: 7/30/26

Gilbane Team Member Responsible for Scope: Berat Akkaya
E-mail Address: Bakkaya@gilbaneco.com
Phone Number: (904)200-8204

Bid Package 48A	Solar Panels			Florida Solar Blake Blackmon blake@floridasolarcontracting.com			Solar-Fit (386) 527-1435 Bill Gallagher bill@solar-fit.com			Fifteen Light Years 855-438-1515 Nicole Giordano		
				$ 778,000			$ 856,800			$ 1,068,180		
				Y,N,G,OA,CA	Value ($)	Comments	Y,N,G,OA,CA	Value ($)	Comments	Y,N,G,OA,CA	Value ($)	Comments
General Project Requirements		**Required**	**Confirmation (Y/N)**									
Trade Contractor will sign Gilbane's subcontract agreement without comment:		Yes		Y	Included		Y	Included		Y	Included	
Trade Contractor has accepted the terms of the Owner / Prime Agreement:		Yes		Y	Included		Y	Included		Y	Included	
Trade Contractor is prequalified in Gilbane's qualification system:		Yes		Y	Included		Y	Included		Y	Included	
Trade Contractor has accepted the following exhibits that are part of the Project Manual:		Yes		Y	Included		Y	Included		Y	Included	
BIM participation and Execution plan		Yes		Y	Included		Y	Included	SolarFit will join meetings as required for coordination	Y	Included	
Delegated Design		Yes		Y	Included		Y	Included		Y	Included	
Contract Documents		Yes		Y	Included		Y	Included		Y	Included	
General Requirements		Yes		Y	Included		Y	Included		Y	Included	
Project Manual		Yes		Y			Y	Included		Y	Included	
Schedule		Yes		Y	Included		Y	Included		Y	Included	
Logistics		Yes		Y	Included		Y	Included		Y	Included	
Mockup		Yes		N			N	$ -		N		
		Yes										
Bid per Plans and Specifications?	Any alternates need to be called out	Yes		Y	Included		Y	Included		Y	Included	
All Addendum Included:	Addendum #1	Yes		Y	Included		Y	Included		Y	Included	
All Taxes		Yes		Y	Included		Y	Included		Y	Included	
Community Impact and Engagement Status:	MWBE/MBE etc.	Yes										
Trade Contractor Includes Bond and Insurance Costs Bonds and Insurance:		Yes		Y	Included		Y	Included		Y	Included	
General Liability Insurance	Higher coverage required if work requires crane mobilization	Yes		Y	Included		Y	Included		Y	Included	
Workers Comp Insurance		Yes		Y	Included		Y	Included		Y	Included	
Professional Liability	If work includes delegated design, include professional liability insurance	Yes		Y	Included		Y	Included		Y	Included	
Auto Liability		Yes		Y	Included		Y	Included		Y	Included	
		Yes										
		Yes										
Trade Specific Scope		**Required**	**Confirmation (Y/N)**									
Drawing or Specification # and Detail	**Description:**	----------	----------									
This Agreement shall include, but not be limited to:		Yes										
Specific Scope of Work		Yes										
Scope Item #1	1. Furnish and install all labor, material, equipment and supervision required to complete all Solar Photovoltaic System and related work as required by and in accordance with the Drawings, Specifications and all applicable Contract Documents.	Yes		Y	Included		Y	Included		Y	Included	
Scope Item #2	2. This Trade Contractor shall include complete VDC/BIM Coordination in accordance with the BIM Standards and Specifications included in the Project Manual.	Yes		Y			Y	Included		Y	Included	
Scope Item #3	3. Include Commissioning support for Owner provided Commissioning Agent including meetings, start-up/testing reports, and other documentation as required.	Yes		Y			Y	Included		Y	Included	
Scope Item #4	4. Include all as-built drawings, attic stock, Owner training, O&M manuals, warranties, and all other closeout documentation associated with this trade package scope of work.	Yes		Y			Y	Included		Y	Included	
Scope Item #5	5. Participate in Owner Direct Purchase tax saving program for material PO's $10,000 or greater.	Yes		N			N	$ -	Need to confirm they can do ODP	N		
Scope Item #6	6. Comply with all LEED requirements and provide LEED documentation related to this trade package scope of work. Any absorptive materials must be stored on dunnage or palates off of the ground and protected from moisture. Include metering devices as required for LEED.	Yes		Y	Included		Y	Included		Y	Included	
Scope Item #7	7. Include all required Florida Product Approval/NOA documentation or design calculations to meet the wind category as required to comply with the Authority having Jurisdiction. Refer to the Structural drawings indicating wind Category 4 at 160 mph.	Yes		N			N	$ -	Upgraded to Cat 4	N		
Scope Item #8	8. Furnish and install all caulking and sealants associated with this Work and between this Work and adjacent work and as required for your work to maintain smoke or weather tightness.	Yes		Y	Included		Y	Included	Masterseal MP-1	Y	Included	
Scope Item #9	9. This Trade Contractor shall Furnish and install all firestopping as required at all penetrations through rated walls, floors and ceilings in accordance with the Specifications.	Yes		y	Included		y	Included		y	Included	
Scope Item #10	10. Provide a fully delegated designed of photovoltaic system. Include engineering, permits, materials, equipment, grid interconnection coordination with Utility company (FPL), monitoring set up, and commissioning.	Yes		y	Included		y	Included		y	Included	
Scope Item #11	11. Furnish and install complete turn-key roof mounted solar array and associated racking system installed on standing seam metal roof (roof provided by others). Maintain access walkways and roof edge clearances shown on the Architectural drawings. 40% of the total roof area shall be installed with a total effective photovoltaic area of 22,000 SF. The total building usage is estimated to be 710,388 kWh/year.	Yes		y	Included		y	Included		y	Included	
Scope Item #12	12. Coordinate with the Utility company (FPL) and the Owner to facilitate Solar Tax Credits.	Yes		y	Included		y	Included	No Solar Tax Credits for projects completed after 2027.	y	Included	
Scope Item #13	13. Coordinate with the Electrical trade contractor for the size, quantity, and layout of the required raceways for your system. The raceways with pull strings will be provided by the electrical contractor.	Yes		y	Included		y	Included	Includes PV Panel, Breaker. Main Disconnect furnished by Electrician - conduit and wire from Disconnect to PV Panel by SolarFit. SolarFit Includes all raceways required for their own system.	y	Included	
Scope Item #14	14. Coordinate layout for Solar PV System equipment in the main electrical room.	Yes		y	Included		y	Included		y	Included	
Scope Item #15	15. Provide Life Cycle/Payback analysis for the Owner.	Yes		y	Included		y	Included		y	Included	
Scope Item #16	16. Provide Value Engineering options for a reduced initial installation with the capacity to expand to full capacity in the future. See deductive alternate section above.	Yes		y	Included		y	Included		y	Included	
Additional Scope Clarifications												
Solar Module		Yes		y	Included		y	Included	Hyundai	y	Included	
Solar Module Size		Yes		G	$ -		y	Included	640 Watts DC			
Solar Module #		Yes					y	Included	#775			
Solar Power Size		Yes		G	$ 150,000	320 KW	y	Included	496,230 DC Watts			
Power Inverters		Yes					y	Included	SEKUS			
Power Optimizers		Yes					y	Included	SolarEdge P600			
ODP Value		Yes					N	$ -				
Three Electric Vehicle (EV) Chargers - OA		Yes		G	$ 24,795		N	$ 24,795		G	$ 24,795	
		Yes										

CoPC MOC Phae 1C Maintenance and Wash Buildings

240 Peavy Grade, Palm Coast Florida, 32127

Trade Contractor Quote Date	7/30/26			Florida Solar			Solar-Fit			Fifteen Light Years		
							(386) 527-1435			855-438-1515		
Gilbane Team Member Responsible for Scope	Berat Akkaya			Blake Blackmon			Bill Gallagher			Nicole Giordano		
E-mail Address	Bakkaya@gilbaneco.com			blake@floridasolarcontracting.com			bill@solar-fit.com					
Phone Number	(904)200-8204											
Bid Package 48A	**Solar Panels**			$ 778,000			$ 856,800			$ 1,068,180		
		Yes										
		Yes										
		Yes										
		Yes										
		Yes										
	Base Bid Subtotal			$ 778,000			$ 856,800			$ 1,068,180		
	Trade Contractor Plugs			$ -			$ 24,795			$ -		
	GILBANE Qualified Plugs Total			$ 174,795			$ -			$ 24,795		
	Owner Allowances			$ -			$ -			$ -		
	Contractor Allocations			$ -			$ -			$ -		
	Reconciled Bid Amount			$ 952,795			$ 881,595			$ 1,092,975		

Company _____

Name _____

Title _____

Signature _____

Date _____

PROJECT NAME: Palm Coast Public Works Facility **OWNER:** City of Palm Coast **PROJECT LOCATION:** , FL **AE:**

Construction Professional Staffing

Personnel	Name	Hours	Avg. Hrly Rate	Total
Project Executive	Ty P Bliss	881	$144.32	**$127,142**
Sr Project Manager	Berat Akkaya	3,274	$119.94	**$392,683**
Lead Superintendent	Peter Medeiros	3,274	$104.92	**$343,500**
Field Engineer I	Trysten A Pujol	3,490	$63.21	**$220,619**
Field Engineer II	TBD1	1,404	$76.23	**$107,027**
Construction Intern 2	TBD2	1,640	$44.82	**$73,508**
Business Leader I	Adam J Verducci	42	$231.40	**$9,720**
Project Controller	Stephanie L Taylor	46	$112.02	**$5,153**
Accountant II	Brian P McCarren	786	$74.86	**$58,841**
Purchasing Director	Yannick B Dauphas	100	$151.17	**$15,117**
Purchasing Agent II	Ashly N Hollenback	200	$59.73	**$11,946**
Scheduling Director	Ronald H Weber Jr	40	$215.85	**$8,635**
Sr Safety Manager	Jeffrey L Phelps	156	$123.54	**$19,274**
Totals		**15,333**		**$1,393,165**

PROJECT NAME: Palm Coast Public Works Facility **OWNER:** City of Palm Coast **PROJECT LOCATION:** , FL **AE:**

Construction Site Services

Description	QTY	Unit	Rate	Billable Amount
Cleanup				**$45,000**
Dumpsters	100	Ea	$450.00	$45,000
Equipment and Small Tools				**$30,000**
Small Tools	20	Mo	$500.00	$10,000
Temporary Heating and Cooling	2	Mo	$10,000.00	$20,000
Incentives				**$67,542**
Bonus: Berat Akkaya	1	Mo	$27,622.00	$27,622
Bonus: Peter Medeiros	1	Mo	$21,478.00	$21,478
Bonus: TBD1	1	Mo	$4,171.00	$4,171
Bonus: Ty P Bliss	1	Mo	$14,271.00	$14,271
Job Travel				**$13,000**
Project Travel/Mileage	20	Mo	$650.00	$13,000
Jobsite Setup				**$3,400**
Fire Extinguishers Purchase (Consumables)	4	Ea	$250.00	$1,000
Fire Extinguishers Recharge	4	Ea	$100.00	$400
Signage - Jobsite Sign (Consumable)	1	LS	$2,000.00	$2,000
Jobsite Temporary Items				**$3,000**
Lunch Tent	1	LS	$3,000.00	$3,000
Photos				**$12,000**
360 Imagery	1	LS	$3,000.00	$3,000
Drone	20	Mo	$300.00	$6,000
Final Professional Photos	1	LS	$3,000.00	$3,000
Project Permits				**$500**
Permit Expenses	1	LS	$500.00	$500
Related Services				**$5,000**
Janitorial Service	20	Mo	$250.00	$5,000
Safety				**$3,200**
AED Unit Purchase	1	Ea	$1,000.00	$1,000
AED Unit Recertify	1	Ea	$500.00	$500
First Aid Kits (Consumable)	1	LS	$300.00	$300
Safety Boots	4	Ea	$100.00	$400
Safety Supplies (Consumable)	20	Mo	$50.00	$1,000
Sanitary Facilities				**$20,000**
GRAND TOTALS:				**$631,336**

Description	QTY	Unit	Rate	Billable Amount
Temporary Toilets	20	Mo	$1,000.00	$20,000
Trailer Supplies				**$5,000**
Drawing Reproduction	2	Ea	$500.00	$1,000
Drinking Water	20	Mo	$100.00	$2,000
Office Supplies	20	Mo	$100.00	$2,000
Technology				**$223,694**
Connectivity - Internet	20	Mo	$400.00	$8,000
Hardware - Cell Phone - Standard Issue	20	Ea	$450.00	$9,000
Hardware - iPad Standard	20	Ea	$450.00	$9,000
Hardware - Laptop Peripherals	1	LS	$1,000.00	$1,000
MIS: Enterprise-wide Support Applications	16235	Hr	$1.49	$24,190
MIS: Fixed Technology Support Service	16235	Hr	$2.43	$39,451
MIS: Job Specific Technology Service	16235	Hr	$5.56	$90,267
Software - Procore	37240	Ea	$0.65	$24,206
Textura CPM Software - Gilbane Only	1	Ea	$8,580.00	$8,580
Software - Clearstory	1	Ea	$10,000.00	$10,000
Temporary Fence				**$50,000**
Temp Fencing mods & Scrim	1	LS	$50,000.00	$50,000
Temporary Protection				**$15,000**
Polished Concrete Floors	5000	Sf	$3.00	$15,000
Temporary Rails				**$40,000**
Fencing/Barriers	1	LS	$40,000.00	$40,000
Trailer				**$95,000**
Office	20	Mo	$4,200.00	$84,000
Setup and Removal	1	LS	$5,000.00	$5,000
Storage Containers	20	Mo	$300.00	$6,000
GRAND TOTALS:				**$631,336**

Next 150

Craft Labor Billing

Personnel	Hours	Avg. Hrly Rate	Total
General Labor(1)	1,979	$63.01	**$124,703**
Totals	**1,979**	**$63.01**	**$124,703**

Total Site Services: $756,038

Owner Allowances

Palm Coast Public Works Facility

J08878

9/18/2026

Type	Allowance No.	Allowance Description	Value in Trade Contract ($)	Value Not in Trade Contract ($)
Owner	OA-01	Builder's Risk Insurance	$ -	$ 430,000.00
Owner	OA-02	Balance of Sitework, Temp Access Road, Signage & Striping	$ -	$ 475,000.00
		Total	**$ -**	**$ 905,000**

Allowances identified as "Owner" shall reconcile to the Owner's Contingency via Change Order and require Owner approval prior to use.

Trade Allocations

Palm Coast Public Works Facility

J08878

9/18/2026

Trade Allocation No.	Bid Package No. & Description	Trade Allocation	Total
03A-01	03A Concrete	Elevated Deck Changes based on Delegated Design	$ 30,000
03A-02	03A Concrete	Bollard Modification Allowance	$ 20,000
03A-03	03A Concrete	Additional 30 days of bracing	$ 16,000
03A-04	03A Concrete	Tilt Wall Bracing to Outside	$ 38,000
05A-01	05A Structural Steel	Supplemental Steel	$ 25,000
07C-01	07C Insulation	Patching Allowance	$ 5,000
10A-01	10A Misc. Specialties	Additional Corner Guards	$ 3,000
10B-01	10B Signage	Additional Signage	$ 2,500
13B-01	13B PEMB	Supplemental Steel for Curtain Wall & Amico Mesh Support	$ 200,000
26A-01	26A Electrical	PV Infrastructure Allowance	$ 40,000
		Total	**$ 379,500**

Trade Allocations identified shall reconcile to the CM Contingency and do not require prior Owner authorization.

Builders Risk Quote (Travelers)

Program: Full N/A **Trns Type:** Quote
Date: 9/8/26

BUILDERS RISK PREMIUM		Transactions	
$420,423	**Total Term Premium**	**$0**	
$214,176	Builders Risk Premium	**$0**	
$6,248	Faulty, Inadequate, Defective Wkmanship	**$0**	
Incl. in Term Premium	Terrorism (TRIA)	**$0**	
$200,000	Excess Windstorm Indication	**$0**	
$0	0.0000	**$0**	

Project Name:	Palm Coast Public Works Facility
Job Number:	J08878.100
Construction Type:	6 Fire Resistive
Project Term:	1/4/2027 - 9/11/2028
Project Location:	**400 Peavy Grade, Palm Coast, FL 32137**

Project Description
Construction of new fleet maintenance building and a seperate wash building. Envelope to be strenghened to category 4 hurricanes for shelter. Main building shell is made out of pre-engineered metal building and tilt walls up to 20', above tilt walls to be combination of insulated metal panels and translucent panels. Main building roof to be standing seam roof and will have solar panels. Wash building is traditional tilt wall and structural steel with flat roof that is TPO.

Builders Risk Limit	**$37,000,000**	**Delay in Completion Limit**	**$5,000,000**
Hard Cost	**$37,000,000**	**Soft Costs:**	**$5,000,000**
Equipment	**$0**	**Business income/ loss of rents:**	**$0**

Sublimits:

			CAT Zone
$37,000,000	Flood		X
$37,000,000	Windstorm	w/purchase of excess limits	HH
$37,000,000	Earth Movement		LH
$5,000,000	Insured Property While In the course of Transit		
$5,000,000	Insured Property at Offsite Temporary Storage		
$500,000	Loss Adjustment Expenses		
$2,500,000	Contractors Expediting Expenses		
$2,500,000	Extra Expenses		
$10,000,000	Debris Removal		
$100,000	Landscaping and Signs		
$250,000	Crane Re-Erection Expense		
$5,000,000	Ordinance or Law Expenses – Demolition and Increased Costs of Construction combined		
$100,000	Construction Equip & Office Trailers		
$50,000,000	Faulty, Inadequate, defective workmanship		
$2,500,000	Existing Building Coverage - Damage from Construction Operations		
10%	Escalation: Hard Cost		

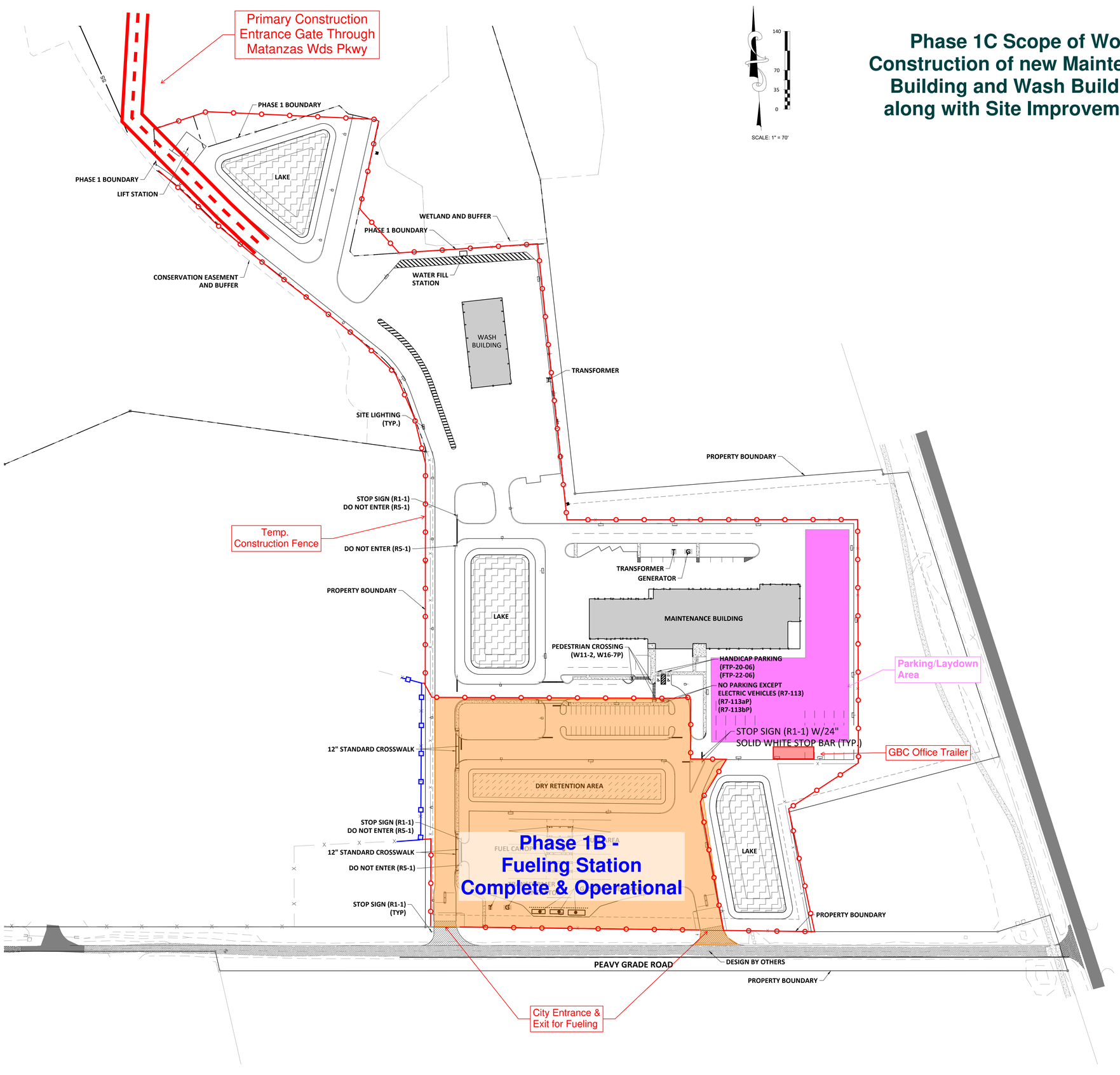
Deductibles:

AOP	$25,000
Flood	$25,000
Windstorm	5%/$250,000
Earth Movement	$25,000
Water Damage	$50,000
Faulty Workmanship	$150,000
Waiting Period	Days: 21

SECTION 4

- SITE UTILIZATION PLAN
- PROJECT SCHEDULE – PHASE 1C

Phase 1C Scope of Work
Construction of new Maintenance Building and Wash Buildings along with Site Improvements.



SIGN LEGEND

STOP	STOP SIGN 36"X36"(R1-1)
DO NOT ENTER	DO NOT ENTER 30"X30" (R5-1)
PARKING BY DISABLED PERMIT ONLY / FINE $250 MS	HANDICAP PARKING (FTP-20-06)
	$250 FINE (FTP-22-06)
NO PARKING EXCEPT WHILE CHARGING	NO PARKING EXCEPT WHILE CHARGING (R7-113)
VEHICLE MUST BE PLUGGED IN	VEHICLE MUST BE PLUGGED IN (PLAQUE) (R7-113aP)
VACATE STALL WHEN CHARGING COMPLETED	VACATE STALL WHEN CHARGING COMPLETED (PLAQUE) (R7-113bP)
	PEDESTRIAN CROSSING 30"X30" (W11-2)
	DIAGONAL ARROW (W16-7P)

BUILDING SUMMARY

BUILDING USE	GROSS FLOOR AREA (SF)
FLEET MAITENANCE BLDG	49,783 SF
TOTAL BUILDING AREAS	49,783 SF

PARKING SUMMARY

USE	CALCULATIONS	SPACES REQUIRED	SPACES PROVIDED
FLEET MAINTENANCE		18	44
HANDICAP	TOTAL NUMBER OF PARKING SPACES PROVIDED IN PARKING FACILITY (26 TO 50)	2	2
BICYCLE	3 SPACES FOR 41-60 REQUIRED AUTOMOBILE SPACES	3	3
		120	42 (2)

1. PARKING CALCULATIONS PER THE CITY OF PALM COAST PARKING FLEXIBILITY STUDY.
2. (#) REPRESENTS THE NUMBER OF HANDICAP SPACES INCLUDED IN THE TOTAL SPACES PROVIDED.

ZONING DISTRICT DIMENSIONS STANDARDS

ZONING DISTRICT STANDARD (IND-1)	REQUIRED	PROVIDED
MIN. LOT SIZE	20,000 SF	1,199,476.24 SF
MIN. LOT WIDTH	100'	1,396'
MAX. IMPERVIOUS SURFACE RATIO (ISR)	0.70	0.53
MAX. FLOOR AREA RATIO (FAR)	0.35	0.05
MAX. BUILDING HEIGHT	65'	33'
INTERIOR SIDE AND REAR SETBACKS	10'	105'/130'
MIN. BUILDING SETBACKS FROM STREETS:		
ARTERIAL/COLLECTOR ROAD	25'	282'
LOCAL ROAD	25'	102'

BUFFER TABLE

LOCATION	ADJACENT USE	BUFFER REQUIRED	BUFFER PROVIDED
NORTH	INDUSTRIAL	TYPE 'C'	20' TYPE 'C'
SOUTH	NON SPECIALLY DESIGNATED ROAD	TYPE 'A'	25' TYPE 'A'
EAST	SPECIALLY DESIGNATED ROADS OR SEGMENTS	TYPE 'G'	35' TYPE 'G'
WEST	INDUSTRIAL	TYPE 'C'	15' TYPE 'C'

LEGEND

- PROPOSED CONCRETE SIDEWALK
- PROPOSED BUILDING
- PROPOSED LAKE
- PROPOSED DRY DETENTION AREA
- PROPOSED STABILIZATION
- SECURITY FENCE
- SINGLE HEAD SITE LIGHTING
- SINGLE HEAD SITE LIGHTING

POND
1200 Riverplace Drive, Suite 600
Jacksonville, Florida 32207

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FL LICENSE NUMBERS:
ARCHITECTURE: AA26001253
ENGINEERING: 8085

CONSULTANT LOGO

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Phone:239.208.0050 WWW.DRMP.COM

EOR/AOR SEAL

LICENSED PROFESSIONAL ENGINEER LICENSE No. 98609 STATE OF FLORIDA

COA SEAL

CLIENT INFORMATION

CITY OF PALM COAST, FLORIDA — PALM COAST — INCORPORATED 1999

PROJECT NAME

MUNICIPAL OPERATIONS CENTER FLEET MAINTENANCE BUILDING

PALM COAST, FL 32137

DRAWING ISSUE

MARK	DESCRIPTION	DATE

DESIGNED BY:	SF
DRAWN BY:	DZ
CHECKED BY:	PB
SUBMITTED BY:	SF
DATE:	06/18/2024
PROJECT #:	20-0468.000

SHEET TITLE

OVERALL SITE PLAN PHASE 1

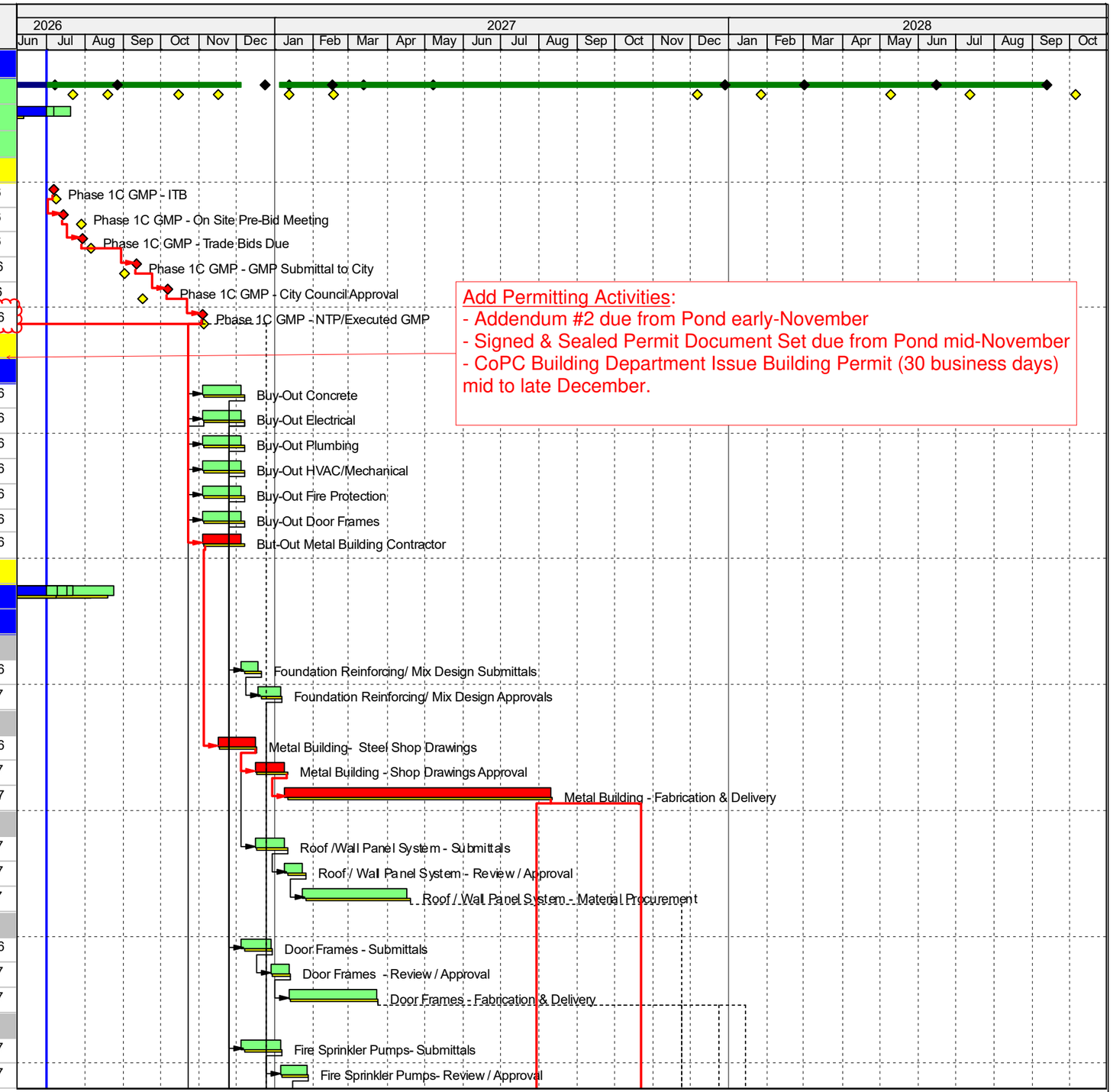
SHEET NUMBER

C05.0

ORIGINAL SHEET SIZE: 30" X 42"

100% SUBMITTAL

Activity ID	!Safety Risk Category	Activity Name	Orig Dur	Start	Finish
COPC MOC - Con Update 13					
MILESTONES					
DESIGN & PERMITS					
PRE-CONSTRUCTION SERVICES					
GMP - Fleet Maintenance Building & Wash Building (Phase 1C) - Round 4					
A1300		Phase 1C GMP - ITB	0		06-Jul-26
A1310		Phase 1C GMP - On Site Pre-Bid Meeting	0		14-Jul-26
A1320		Phase 1C GMP - Trade Bids Due	0		30-Jul-26
A1330		Phase 1C GMP - GMP Submittal to City	0		11-Sep-26
A1340		Phase 1C GMP - City Council Approval	0		06-Oct-26
A1350		Phase 1C GMP - NTP/Executed GMP	06 NOV 26		~~03-Nov-26~~
Subcontractor Buy-Out					
Priority Packages - Phase 1C and Balance					
BUY-110		Buy-Out Concrete	20	03-Nov-26	04-Dec-26
BUY-120		Buy-Out Electrical	20	03-Nov-26	04-Dec-26
BUY-130		Buy-Out Plumbing	20	03-Nov-26	04-Dec-26
BUY-150		Buy-Out HVAC/Mechanical	20	03-Nov-26	04-Dec-26
BUY-160		Buy-Out Fire Protection	20	03-Nov-26	04-Dec-26
BUY-180		Buy-Out Door Frames	20	03-Nov-26	04-Dec-26
BUY-010		But-Out Metal Building Contractor	20	03-Nov-26	04-Dec-26
Submittals & Materials Procurement					
Phase 1B Fuel Station & Peavy Grade Procurement					
Phase 1C Materials					
Div 03 - Concrete - Phase 1C					
03-100		Foundation Reinforcing/ Mix Design Submittals	10	04-Dec-26	18-Dec-26
03-150		Foundation Reinforcing/ Mix Design Approvals	10	18-Dec-26	05-Jan-27
Div 05 - Pre-Fab Metal Building Steel					
05-100		Metal Building- Steel Shop Drawings	20	16-Nov-26	16-Dec-26
05-150		Metal Building - Shop Drawings Approval	15	16-Dec-26	08-Jan-27
05-160		Metal Building - Fabrication & Delivery	150	08-Jan-27	10-Aug-27
Div 07 - Metal Roof & Exterior Wall Panels					
07-100		Roof /Wall Panel System - Submittals	15	16-Dec-26	08-Jan-27
07-110		Roof / Wall Panel System - Review / Approval	10	08-Jan-27	22-Jan-27
07-120		Roof / Wall Panel System - Material Procurement	60	22-Jan-27	16-Apr-27
Door Frames					
08-100		Door Frames - Submittals	15	04-Dec-26	28-Dec-26
08-110		Door Frames - Review / Approval	10	28-Dec-26	12-Jan-27
08-120		Door Frames - Fabrication & Delivery	50	12-Jan-27	23-Mar-27
Div 21 - Fire Suppression					
21-100		Fire Sprinkler Pumps- Submittals	20	04-Dec-26	05-Jan-27
21-110		Fire Sprinkler Pumps- Review / Approval	15	05-Jan-27	26-Jan-27



Add Permitting Activities:
- Addendum #2 due from Pond early-November
- Signed & Sealed Permit Document Set due from Pond mid-November
- CoPC Building Department Issue Building Permit (30 business days) mid to late December.

Finish Date: 06-Mar-29
Data Date: 01-Jul-26
Run Date: 06-Jul-26 10:56
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Remaining Level of Effort
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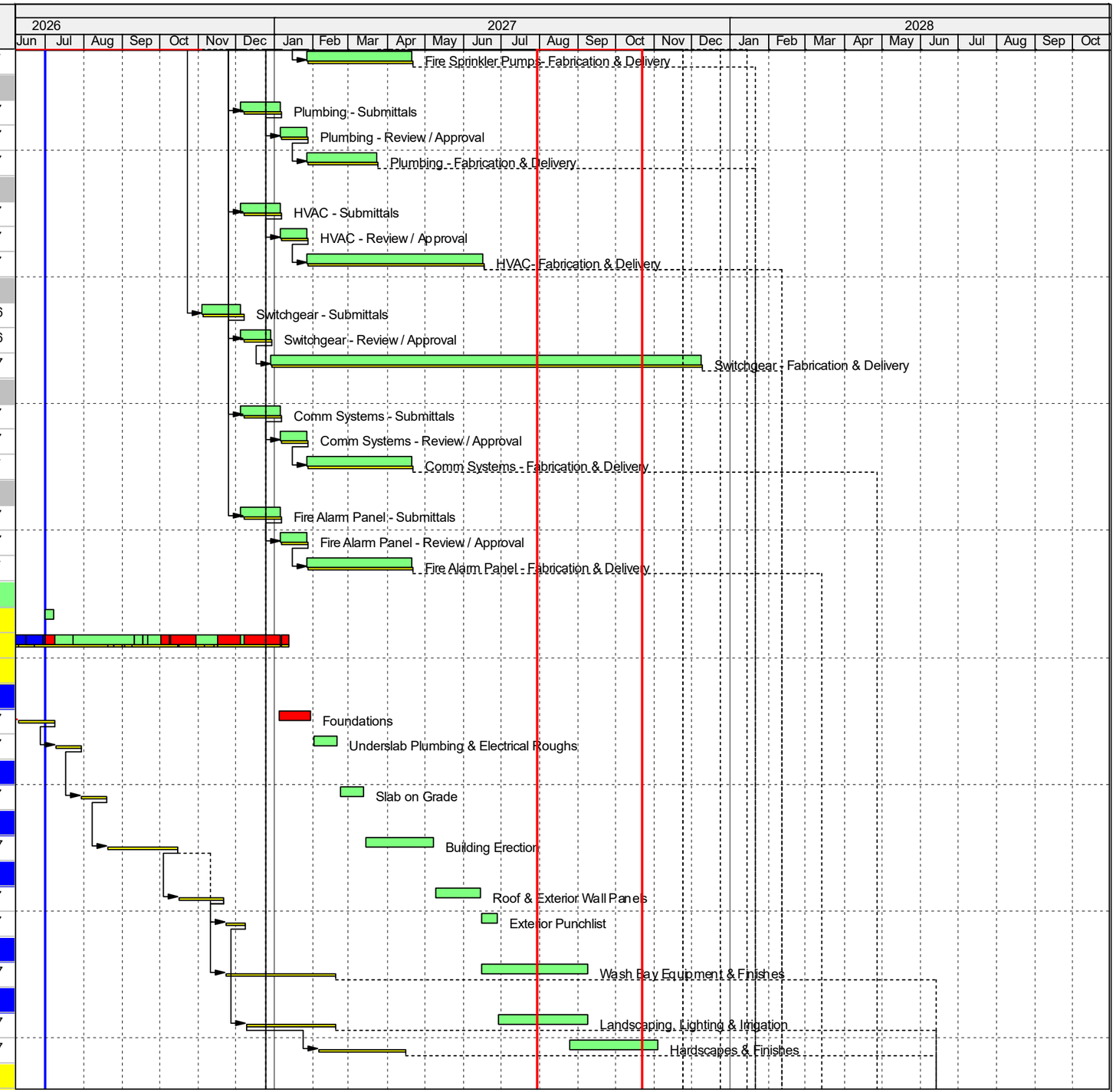
COPC MOC - Con Update 13

Activity ID	!Safety Risk Category	Activity Name	Orig Dur	Start	Finish
21-120		Fire Sprinkler Pumps- Fabrication & Delivery	60	26-Jan-27	20-Apr-27
Div 22 - Plumbing					
22-100		Plumbing - Submittals	20	04-Dec-26	05-Jan-27
22-110		Plumbing - Review / Approval	15	05-Jan-27	26-Jan-27
22-120		Plumbing - Fabrication & Delivery	40	26-Jan-27	23-Mar-27
Div 23 - HVAC					
23-100		HVAC - Submittals	20	04-Dec-26	05-Jan-27
23-110		HVAC - Review / Approval	15	05-Jan-27	26-Jan-27
23-120		HVAC- Fabrication & Delivery	100	26-Jan-27	16-Jun-27
Div 26 - Electrical					
26-100		Switchgear - Submittals	20	03-Nov-26	04-Dec-26
26-110		Switchgear - Review / Approval	15	04-Dec-26	28-Dec-26
26-120		Switchgear - Fabrication & Delivery	240	28-Dec-26	08-Dec-27
Div 27 - Communications					
27-100		Comm Systems - Submittals	20	04-Dec-26	05-Jan-27
27-110		Comm Systems - Review / Approval	15	05-Jan-27	26-Jan-27
27-120		Comm Systems - Fabrication & Delivery	60	26-Jan-27	20-Apr-27
Div 28 - Fire Alarm					
28-100		Fire Alarm Panel - Submittals	20	04-Dec-26	05-Jan-27
28-110		Fire Alarm Panel - Review / Approval	15	05-Jan-27	26-Jan-27
28-120		Fire Alarm Panel - Fabrication & Delivery	60	26-Jan-27	20-Apr-27
PHASE 1 CONSTRUCTION					
PHASE 1A - SITEWORK					
PHASE 1B FUELING STATION					
PHASE 1C WASH BUILDING					
FOUNDATIONS & SLAB					
FDN-1350		Foundations	20	04-Jan-27*	29-Jan-27
FDN-1360		Underslab Plumbing & Electrical Roughs	15	01-Feb-27	19-Feb-27
Slab on Grade					
FDN-1370		Slab on Grade	15	22-Feb-27	12-Mar-27
STRUCTURE					
CLA-9530		Building Erection	40	15-Mar-27	07-May-27
ROOFING & EXTERIORS					
CLA-9540		Roof & Exterior Wall Panels	25	10-May-27	14-Jun-27
CLA-9570		Exterior Punchlist	10	15-Jun-27	28-Jun-27
EQUIPMENT					
A1110		Wash Bay Equipment & Finishes	60	15-Jun-27	08-Sep-27
SITE FINISHES					
A1120		Landscaping, Lighting & Irrigation	50	29-Jun-27	08-Sep-27
A1130		Hardscapes & Finishes	50	25-Aug-27	03-Nov-27
PHASE 1C FLEET MAINTENANCE					



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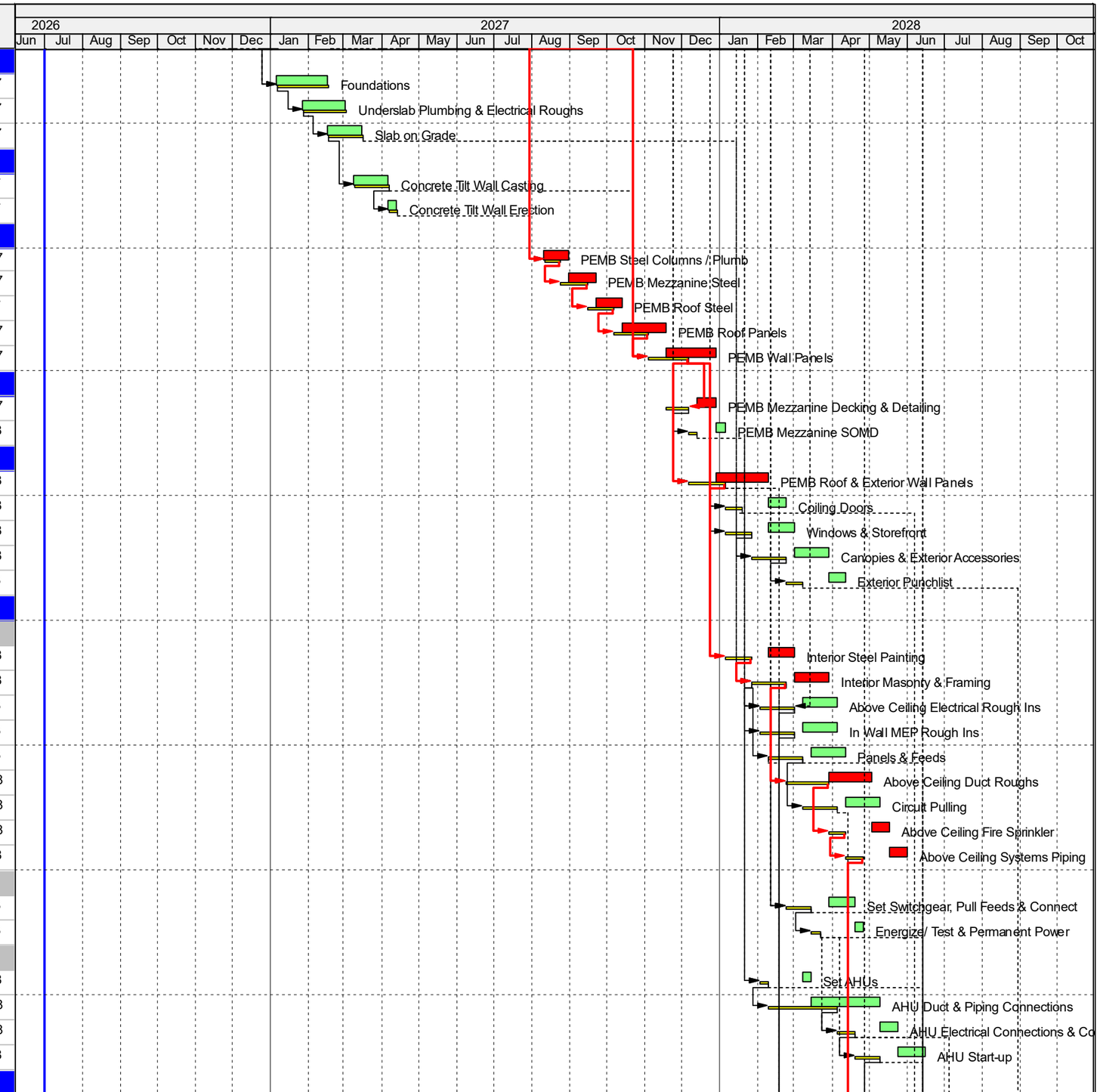
FOUNDATIONS & SLAB					
FDN-1050		Foundations	30	05-Jan-27	16-Feb-27
FDN-1150		Underslab Plumbing & Electrical Roughs	25	26-Jan-27	02-Mar-27
FDN-1300		Slab on Grade	20	16-Feb-27	16-Mar-27
TILTWALL					
CLA-2130		Concrete Tilt Wall Casting	20	09-Mar-27	06-Apr-27
CLA-2140		Concrete Tilt Wall Erection	5	06-Apr-27	13-Apr-27
PEMB & PANELS					
CLA-2150		PEMB Steel Columns / Plumb	15	10-Aug-27	31-Aug-27
CLA-2160		PEMB Mezzanine Steel	15	31-Aug-27	22-Sep-27
CLA-2170		PEMB Roof Steel	15	22-Sep-27	13-Oct-27
CLA-2180		PEMB Roof Panels	25	13-Oct-27	18-Nov-27
CLA-2100		PEMB Wall Panels	25	18-Nov-27	28-Dec-27
MEZZANINE					
CLA-2110		PEMB Mezzanine Decking & Detailing	10	13-Dec-27	28-Dec-27
CLA-2120		PEMB Mezzanine SOMD	5	28-Dec-27	05-Jan-28
ROOFING & EXTERIORS					
CLA-4000		PEMB Roof & Exterior Wall Panels	30	28-Dec-27	09-Feb-28
CLA-4100		Coiling Doors	10	09-Feb-28	23-Feb-28
CLA-4110		Windows & Storefront	15	09-Feb-28	01-Mar-28
CLA-4300		Canopies & Exterior Accessories	20	01-Mar-28	29-Mar-28
CLA-4999		Exterior Punchlist	10	29-Mar-28	12-Apr-28
INTERIOR ROUGHS					
In-Wall & Above Ceiling					
CLA-1310		Interior Steel Painting	15	09-Feb-28	01-Mar-28
FL1-5000		Interior Masonry & Framing	20	01-Mar-28	29-Mar-28
FL1-5100		Above Ceiling Electrical Rough Ins	20	08-Mar-28	05-Apr-28
FL1-5200		In Wall MEP Rough Ins	20	08-Mar-28	05-Apr-28
FL1-5600		Panels & Feeds	20	15-Mar-28	12-Apr-28
FL1-5110		Above Ceiling Duct Roughs	25	29-Mar-28	03-May-28
FL1-5610		Circuit Pulling	20	12-Apr-28	10-May-28
FL1-5120		Above Ceiling Fire Sprinkler	10	03-May-28	17-May-28
FL1-5130		Above Ceiling Systems Piping	10	17-May-28	01-Jun-28
Main Electrical Room					
MEC-5550		Set Switchgear, Pull Feeds & Connect	15	29-Mar-28	19-Apr-28
MEC-5560		Energize/ Test & Permanent Power	5	19-Apr-28	26-Apr-28
Air Handler Rooms					
AHU-5500		Set AHUs	5	08-Mar-28	15-Mar-28
AHU-5510		AHU Duct & Piping Connections	40	15-Mar-28	10-May-28
AHU-5520		AHU Electrical Connections & Controls	10	10-May-28	24-May-28
AHU-5530		AHU Start-up	15	24-May-28	15-Jun-28
INTERIOR FINISHES					



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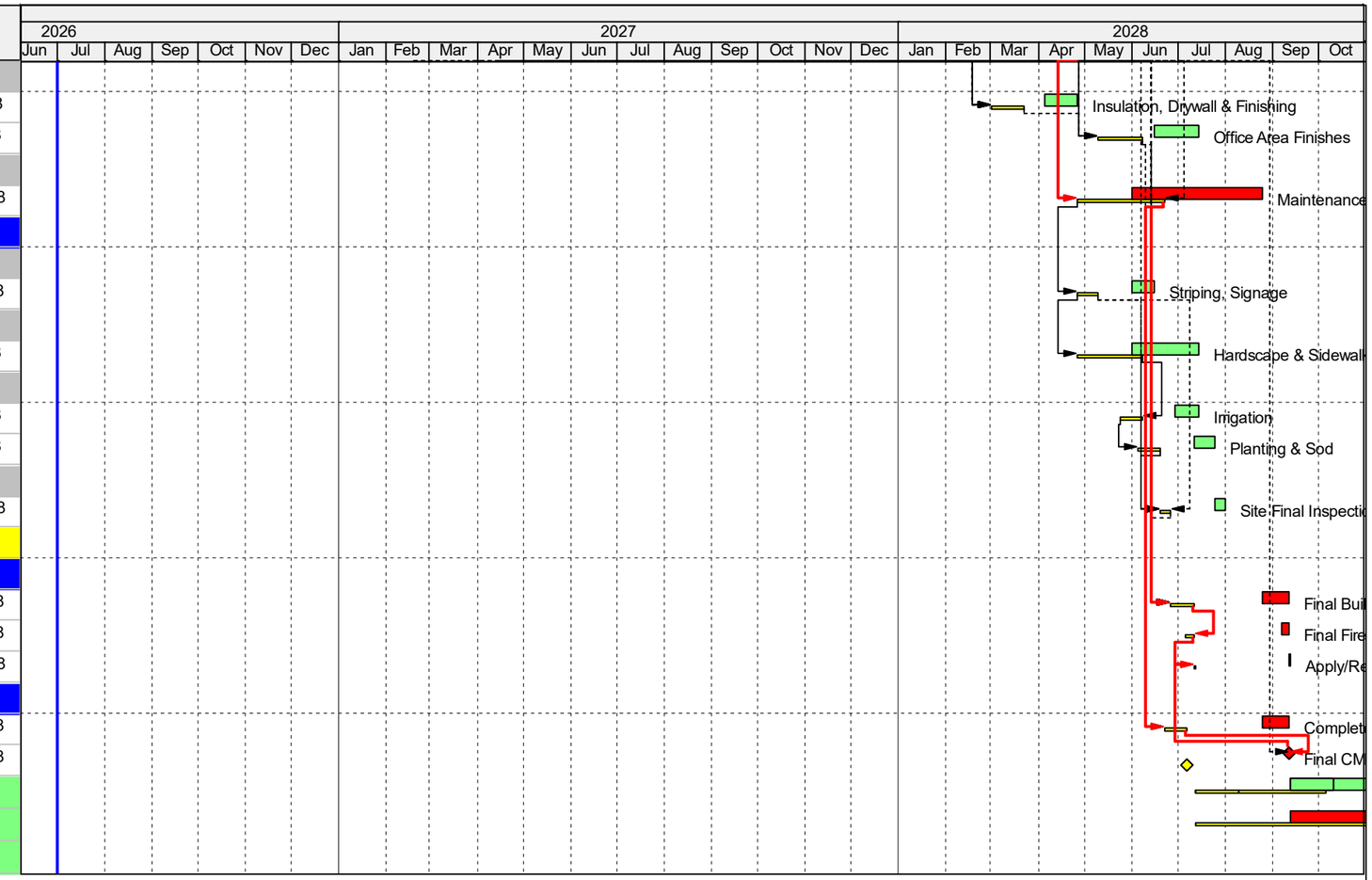
Activity ID	!Safety Risk Category	Activity Name	Orig Dur	Start	Finish
Office Area					
FL1-5900		Insulation, Drywall & Finishing	15	05-Apr-28	26-Apr-28
FL1-7000		Office Area Finishes	20	15-Jun-28	14-Jul-28
Maintenance Bays					
FL1-7910		Maintenance Bay Equipment & Finishes	60	01-Jun-28	25-Aug-28
SITE EXTERIORS & FINISHES					
Aprons					
PAVE-410		Striping, Signage	10	01-Jun-28	15-Jun-28
Hardscape					
SF-2000		Hardscape & Sidewalks	30	01-Jun-28	14-Jul-28
Irrigation & Landscape					
SF-8000		Irrigation	10	29-Jun-28	14-Jul-28
SF-8500		Planting & Sod	10	11-Jul-28	25-Jul-28
Site Final Inspections & Punchlist					
SF-9500		Site Final Inspections & Punch	5	25-Jul-28	01-Aug-28
PHASE 1 OCCUPANCY & FINAL INSPECTIONS					
Final Inspection					
CO-100		Final Building Inspections	10	25-Aug-28	11-Sep-28
CO-200		Final Fire Inspections	3	06-Sep-28	11-Sep-28
CO-220		Apply/Receive Certificate of Occupancy - Phase 1	1	11-Sep-28	12-Sep-28
Final Contractor Punchlist					
CLA-9500		Complete Contractor Punch Out	10	25-Aug-28	11-Sep-28
CO-210		Final CM Punchlist Completion	0		11-Sep-28
PHASE 1 - A/E Punch / CLOSE-OUT					
PHASE 2 ROAD CONSTUCTION					
PHASE 3					



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COPC MOC - Con Update 13

POND

1200 Riverplace Blvd., Suite 600
Jacksonville, FL 32207

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www.pondco.com

September 16, 2026

Carl Cote
Director of Stormwater and Engineering
City of Palm Coast
160 Lake Avenue
Palm Coast, FL 32164

RE: RFSQ-CD-20-20 City of Palm Coast Public Works Facility MOD #17

Mr. Cote:

Project Background and History:

This contract modification addresses additional services required for the Construction Administration of Phase 1C – vertical construction of the Wash and Maintenance building. The original contract made provisions for a portion of these services but did not address the increase in scope or additional time in the schedule associated with building Phase 1 in three phases (A-sitework, B-Fueling, and C-vertical construction of Wash and Maintenance).

The scope enclosed does not address fees for future construction documents or construction administration for phase 2.

Scope of modifications:

Phase One – Basic Services Construction Administration: GMP-3

The construction administration phase of the project includes the following assumptions:

1. **Cost of Construction of Phase 1C**: Based on the estimate update dated March 23, 2026 – the construction cost for this phase is assumed to $27,734,891.00. More current estimates suggest this value may increase further. No additional fees are anticipated if the cost of construction remains under $29,000,000.00
2. **Site Visits:** Monthly site visits by the Pond Architecture team (1 to 2 people per visit) and discipline support when needed (structural, mechanical, and electrical). Site visits will include issuing summary reports of findings and progress.
3. **OAC Meetings: W**eekly remote meetings attend by Pond project management, Architecture, and discipline support when needed.
4. **Submittal Reviews:** Ninety total reviews of different levels of complexity anticipated.
5. **RFI Reviews:** One hundred and ten total reviews and responses of different levels of complexity anticipated. *Submittal and RFI totals are for reference and may vary.
6. **Pay Application Reviews:** Monthly for the duration.
7. **Project Closeout:** Provide the Owner with closeout drawings and assist in gathering closeout materials from the Contractor.
8. **Equipment Reviews:** WSP will assist Pond and act as owner's representative for review of all equipment previously specified by HDR. HDR is no longer able to support the project in this regard and WSP will work with the team to review submittals for compliance, respond to RFI's and provide punch list services.

Schedule:

Construction Schedule for Phase 1C: Based on the estimate update dated March 23, 2026 – the construction schedule will begin in with the Notice to Proceed for Gilbane in early November 2026. This will begin the submittal phase and coordination with sub-contractors. Full mobilization is anticipated for December of 2026 with construction complete in July of 2028 – **18 months of Construction Administration.**

Fees:
2027 Hourly Rates are attached for reference.
The original contract for this project included fees for construction administration. Thos fees have been reallocated over the course of the project. AS-16 notes the remaining fee available for construction administration at $21,722.14. This remaining fee is supplemented by this add service request.

Our team considered two methodologies for fee calculation.
The first uses The Florida Department of Management Services (FDMS) Architecture and Engineering Fee Guide for Services. That calculator serves as a guide for the fees associated with services based on project construction cost and the complexity of the project type. Using that calculator notes that a project of this level of complexity (Complexity Group B) and a construction cost of $27,734,891.00 should result in a total fee of $1,829,037 for schematic design through construction administration. This calculator is limited to basic services and does not include site design, or any specialty consultants like LEED, commissioning, or cost estimating. Construction Administration typically represents 25% of the total base fee. Assuming the total fee of $1,829,037 noted above – the **Construction Administration fee** is suggested at: $1,829,037 * 25% = **$457,259.25**.
The second methodology identifies the hours, and hourly rates associated for each task. This methodology generates a fee of **$467,800.52**.

For this addition service, we are suggesting the fee be based on the FDMS standard less the remaining fee available in AS-16 GMP-3. AS-17 is a request for additional services in the amount of $435,537.11 or Four Hundred Seventy-Four Thousand, Eight Hundred and Eighty-Five dollars and 11/100 cents.

Scope	Number	Hrs/Per	Avg. Hourly	Exp/Visit	Fee
Submittal Reviews	90	6	$225.00	$0.00	$121,500.00
RFI Responses	110	4	$225.00	$0.00	$99,000.00
OAC Meeting (Remote)	72	4	$275.00	$0.00	$79,200.00
		Months	OAC/Month	# of Meetings	
	OAC	18	4	72	
Site Visits	22	16	$275.00	$500.00	$107,800.00
Pay App Reviews	18	4	$309.35	$0.00	$22,273.20
Sub Total					$429,773.20
Contingency				10.00%	$42,977.32
Total					**$472,750.52**
			FDMS		**$457,259.25**
			Discount to FDMS		**$15,491.27**
				Total CA Fee	**$457,259.25**
			AS 16 GMP-3 CA Fee Reemaining		**$21,722.14**
				Subtotal	**$435,537.11**

Equipment Scope	Hours	Fee	Avg. Hourly	Expenses	Fee
WSP Construction Administration	208	$32,816.00	$157.77	$2,932.00	$35,748.00
Pond Coordination	16	$3,600.00	$225.00	$0.00	$3,600.00
				Equip Subtotal	**$39,348.00**
				Total AS 17 Fee	**$474,885.11**

If you find this proposal acceptable, please forward the appropriate approval to our office.

Sincerely,

Eric West, AIA
Senior Project Manager

Attachments: 2027 Hourly Rates.pdf

Discipline	Skill Level	2027 Bill Rate
Civil Engineer		
Civil Engineer	Entry Level	$ 139.95
Civil Engineer	Mid Level	$ 185.00
Civil Engineer	Senior Level	$ 244.52
Civil Engineer	Project Manager	$ 187.88
Civil Engineer	Program Manager	$ 300.82
Civil Engineer	Discipline Director	$ 361.95
Structural Engineer		
Structural Engineer	Entry Level	$ 144.05
Structural Engineer	Mid Level	$ 189.79
Structural Engineer	Senior Level	$ 310.35
Structural Engineer	Discipline Director	$ 318.79
Electrical Engineer		
Electrical Engineer	Entry Level	$ 149.61
Electrical Engineer	Mid Level	$ 198.16
Electrical Engineer	Senior Level	$ 275.71
Electrical Engineer	Discipline Director	$ 322.80
Mechanical Engineer		
Mechanical Engineer	Entry Level	$ 151.89
Mechanical Engineer	Mid Level	$ 178.51
Mechanical Engineer	Senior Level	$ 273.47
Mechanical Engineer	Discipline Director	$ 316.32
Environmental Scientist		
Environmental Scientist	Entry Level	$ 138.35
Environmental Scientist	Mid Level	$ 185.00
Environmental Scientist	Senior Level	$ 261.49
Environmental Scientist	Project Manager	$ 225.21
Environmental Scientist	Program Manager	$ 322.06
Environmental Scientist	Discipline Director	$ 266.24
Traffic/Transportation		
Traffic/Transportation	Entry Level	$ 115.82
Traffic/Transportation	Mid Level	$ 200.09
Traffic/Transportation	Senior Level	$ 308.84
Traffic/Transportation	Project Manager	$ 313.74
Traffic/Transportation	Program Manager	$ 345.61
Traffic/Transportation	Discipline Director	$ 345.86
BIM-CAD		
BIM-CAD	Entry Level	$ 87.00
BIM-CAD	Discipline Director	$ 248.28

Architecture			
Architecture	Entry Level	$	137.00
Architecture	Mid Level	$	202.69
Architecture	Senior Level	$	275.08
Architecture	Project Manager	$	255.39
Architecture	Program Manager	$	339.29
Architecture	Discipline Director	$	295.74
Landscape Architect			
Landscape Architect	Entry Level	$	126.76
Landscape Architect	Mid Level	$	182.81
Landscape Architect	Senior Level	$	185.00
Landscape Architect	Project Manager	$	250.62
Landscape Architect	Program Manager	$	324.23
Landscape Architect	Discipline Director	$	282.61
Interior Design			
Interior Design	Entry Level	$	96.79
Interior Design	Mid Level	$	112.39
Interior Design	Senior Level	$	178.93
Interior Design	Discipline Director	$	226.17
Fire Protection			
Fire Protection	Entry Level	$	111.35
Fire Protection	Mid Level	$	186.11
Fire Protection	Senior Level	$	244.07
Fire Protection	Discipline Director	$	286.72
Project Coordinator			
Project Coordinator	Entry Level	$	120.62
Project Coordinator	Mid Level	$	152.82
Project Coordinator	Senior Level	$	225.21
Project Manager			
Project Manager	Mid Level	$	274.49
Project Manager	Senior Level	$	309.35
Principal			
Principal	Senior Level	$	683.69
Other Functions			
Intern (All Trades)	Intern (All Trades)	$	123.87
Specifications	Specifications Editor	$	137.49
Quality Control Specialist	Quality Control Specialist	$	311.90
Safety Compliance Specialist	Safety Compliance Specialist	$	321.74